
LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26th May 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

B Glassman

R Thomson

Officers: Vivienne Messenger (Planning Clerk)
Shirley Haynes (Deputy Town Clerk)

The Chairman welcomed the new members of the Committee.

PL175 Apologies for Absence

Apologies for absence had been received from Cllr Frankland.

PL176 Confirmation of Minutes

The Minutes of the meeting held on 11th May 2009 were amended at the following items:

PL170, lines 2 and 3 to read: "as he had been a member of the Loughton Residents Association Plans Group when they had commented..."

PL172 – EPF/0539/09 second paragraph, lines 1 to 4 to read: "but asked if the District Council's arboricultural officer would add a planting condition for suitable shrubs to be replaced by the boundary wall. They also expressed a concern that the application was retrospective, as the work had already been completed."

PL172 – EPF/0591/09 second paragraph, lines 2 to 3 to read: "the site to discuss with the applicant matters relating to their property's setting within the conservation area."

PL172 – EPF/0707/09 first paragraph, line 5 to read: "until the M25 Waltham Abbey junction, no. 26, and to prohibit construction traffic from using the A121, A104 and B172 in Loughton."

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

PL177 Declarations of Interest

No declarations of interest were made.

PL178 Matters for Report

178.1 EPF/0219/09 – 6 Priory Road – Demolition of existing and rebuild of new extended semi-detached bungalow with loft conversion with front, side and rear dormer windows (Amended application) – Min. no. PL159

The Committee had NO OBJECTION to this application.

PL180 Planning Applications

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

EPF/0570/09 4 Clifton Road

Single storey rear extension

Mr James Rampton

The Committee NOTED the contents of a letter of concern on the proposed windows.

The Committee had NO OBJECTION to this application but was concerned about its possible effect on the adjoining properties at the rear in Forest Road, and the reduced amount of private amenity space for the owner. In addition, the Committee felt the proposed velux windows should be permanently retained in a closed position to reduce any possible noise nuisance to the neighbouring property.

The Committee also commented on the poor site plan provided.

EPF/0724/09 Woodcote Manor Road Certificate of lawfulness for a proposed timber greenhouse (5.470 x 3.040 metres)
Mr Richard Higgins
The Committee NOTED this application.

EPF/0737/09 15 Dunmow Close Certificate of lawfulness for proposed rear dormer window in a loft conversion
Miss Sandie Ritter
The Committee NOTED this application.

EPF/0738/09 1 Cranleigh Gardens Two storey and single storey rear extension
Mr Ian Lipka
The Committee had NO OBJECTION to this application.

EPF/0749/09 39 Spareleaze Hill Certificate of lawful development for a proposed two storey rear extension
Mr Jesse Singh
The Committee NOTED this application.

EPF/0756/09 39 Spareleaze Hill Single storey and two storey extensions to front and rear
Mr Jesse Singh
The Committee had NO OBJECTION to this application.

EPF/0729/09 21 Hill Top Close Single storey front extension and conversion of garage to habitable room (Amendments to EPF/0813/08)
Mr David Hallahan
The Committee had NO OBJECTION to this application.

EPF/0760/09 70 Brooklyn Avenue Single storey rear extension (please note that the roof extensions shown on the application drawings do not form part of this planning application)
Mr & Mrs Kempley
The Committee had NO OBJECTION to this application.

EPF/0762/09 36 Spareleaze Hill Erection of a replacement dwelling (Revised application EPF/2370/08)
Mr James Taylor

The Committee had NO OBJECTION to this application but expressed a concern about the effect of the overall size of the development on the surrounding streetscene.

EPF/0781/09 33 Habgood Road Certificate of lawfulness for a proposed hip to gable roof extension and rear dormer window in a loft conversion
Mr Dean Morley
The Committee NOTED this application.

EPF/0782/09 45 Staples Road Conservation Area consent to demolish existing extension
Mr & Mrs D & S Warner
The Committee had NO OBJECTION to this application.

EPF/0789/09 19 Roundmead Avenue Proposed conversion of garage, side and
Mr P Hawthorn first floor extension to form additional
living accommodation. (Revised
application)

The Committee had NO OBJECTION to this application.

EPF/0793/09 Rear of 31 Church Lane New build four bed dwelling house, to
Mr Alan Marcelis front Carroll Hill

Cllr Glassman declared a personal and prejudicial interest in this item as he was acquainted with the owner and left the meeting.

The Committee OBJECTED to this proposal as it failed to take into account the character and appearance of the locality and would result in visual harm within the streetscene, contrary to policies DBE 9 (j) of Epping Forest District Council's adopted Local Plan and Alterations. Furthermore, it was felt the development would leave insufficient private amenity space for the application site and for no. 31 Church Lane.

Cllr Glassman rejoined the meeting.

EPF/0800/09 15 Stony Path Certificate of lawful development for a
Mr Bishop proposed conservatory

The Committee NOTED this application but asked that the District Council Planning Officer check whether the proposal was located within the Baldwins Hill conservation area with its consequent effect on permitted development rights.

EPF/0802/09 60 Wellfields First floor front extension
Mr Zack Cook

The Committee had NO OBJECTION to this application.

EPF/0805/09 Fairview First floor side extension
Pollards Close
Mrs J Spindlow

The Committee had NO OBJECTION to this application.

EPF/0815/09 5 Albion Hill Single storey side extension
Mr D Citroen

The Committee had NO OBJECTION to this application.

EPF/0844/09 79 Tycehurst Hill Single and first floor front extensions
Mr M Draper

The Committee had NO OBJECTION to this application.

PL181 Decisions

181.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED. The Planning Clerk was instructed to circulate a copy of the District Council's agenda report from the Area Planning Subcommittee South meeting of 6th May 2009 on EPF/0456/09 – Adj, to 118 Valley Hill – Min. no. 153 – to members of the Committee.

Signed
Date: 8th June 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8th June 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)	
M R M Chalk	T Frankland
B Glassman (from Min. no. PL183)	R Thomson
P House (as substitute for Cllr Davies)	

Officers: Vivienne Messenger (Planning Clerk)

PL182 Apologies for Absence

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

Cllr Glassman arrived.

PL183 Confirmation of Minutes

The Minutes of the meeting held on 26th May 2009 were amended to read in Min. no. PL180 at item EPF/0793/09 "Cllr Glassman declared a personal and prejudicial interest in this item as he was acquainted with a nearby resident and left the meeting." The Minutes of the meeting were CONFIRMED as a correct record and signed by the Chairman.

PL184 Declarations of Interest

No declarations of interest were made.

PL185 Matters for Report

185.1 EPF/0221/09 – 6 Priory Road – Min. no. PL159 and EPF/0386/09 – Beechlands, 42 Alderton Hill – Min. no. PL166

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

185.2 Notice of Appeal – ENF/0691/08 – Car parking bay at 23 Lytton Close – The stationing of a shed/outbuilding on the land – Min. no. PL140

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

185.3 Notice of Appeal – EPF/2040/08 – 10 Valley Hill – Extension and conversion of detached garage to one bedroom residential unit – Min. no. PL88

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

185.4 EPF/0762/09 – 36 Sparelease Hill – Erection of a replacement dwelling (Revised application EPF/2370/08) – Min. no. PL180

The Committee had NO OBJECTION to this amended application.

PL186 Certificates of Lawful Development (CLD)

The Committee received information to clarify how the CLD decisions taken by Epping Forest District Council are based purely on whether an application meets the list of criteria laid down by the Government in the revised regulations issued on 1st October 2008.

PL187 Application for full consent for inclusion in the West Essex Pharmaceutical to provide wholly mail order / internet based (distance selling) pharmacy services – NHS Pharmaceutical Regulations 2005

Applicant: Total Medcare Ltd

Premises: Unit B8, The Seedbed Centre, Langston Road, Loughton IG10 3TQ

The Committee NOTED the information received from North East Essex PCT.

PL188 Conservations Areas

The Committee considered the following areas for possible submission to Epping Forest District Council for designation as additional conservation areas:

The Broadway shopping area

East side of Church Hill – Uplands – Carroll Hill – Church Hill

High Beech Road – Forest View Road – Ollards Grove – Connaught Avenue/Hill

It was AGREED to ask the Environment and Heritage Committee for its views on whether the areas above, together with Wellfields, should be submitted for designation as additional conservation areas in Loughton. The Chairman also drew the Committee's attention to Min. no. E246 (Environment, Heritage and Leisure Committee) from 31st March 2004 with regard to their recommendation that Debden Green hamlet be designated, and it was agreed to take up this recommendation again.

PL189 Planning Applications

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

EPF/0883/09 45 Hilltop Certificate of lawful development for a proposed single storey rear extension
Ms Gina Gullis

The Committee NOTED this application.

EPF/0888/09 33 The Crescent Insertion of two side dormer windows
Mr Mark McCourt

The Committee had NO OBJECTION to this application but expressed a concern that the plans made it difficult to assess whether the proposal would cause any substantial overlooking of neighbouring properties.

However, if the District Council Planning Officer considered this to be detrimental to adjacent dwellings, the Committee asked if a reinstatement similar to planning condition 3 of planning application EPF/1031/02 should be sought, where the proposed side windows would be fitted with obscured glass and have fixed frames.

EPF/0900/09 31 Priory Road Certificate of lawful development for a proposed single storey side extension and conversion of garage
Mrs Mary Brogan

The Committee NOTED this application.

EPF/0907/09 43 York Hill
Mrs Angela Harding

TPO/EPF/03/87 T9 Lime - Lift crown 6m, thin crown selectively of congested and crossing growth and reduce lateral boughs up to 3m in branch length to suitable upswept unions
G1 Lawson Cypress - Light lateral branch reduction
G1 Holly - Reduce to 2m
(For Sycamore see separate TPX application)

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

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

The Committee drew attention to the site's location in a conservation area and would like the District Council to ensure that the proposed works to the G1 trees were commensurate with the Article 4 Direction as it applies within the York Hill conservation area. Furthermore, the Committee requested that no tree works were carried out until after the end of the bird nesting season.

EPF/0911/09 12 Chandler Road Two storey side extension
Mr & Mrs Lane

The Committee had NO OBJECTION to this application.

PL190 Decisions

190.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL191 Decision by The Planning Inspectorate

The following Appeal Decision from the Planning Inspectorate was NOTED.

Allowed:

APP/J1535/A/09/2094837/NWF – Site at 12/30 Church Hill – Proposed development of the 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 (Application Ref: EPF/0900/08).

PL192 Financial Position

The end of year report for 2008/09 was NOTED.

Signed

Date: 22nd June 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22nd June 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

T Frankland

C Davies (from Min. no. PL196)

B Glassman

R Thomson

Officers: Vivienne Messenger (Planning Clerk)

PL193 Apologies for Absence

No apologies for absence had been received.

PL194 Confirmation of Minutes

The Minutes of the meeting held on 8th June 2009, amended at Min. no. PL188 to read "Conservation" Areas, were CONFIRMED as a correct record and signed by the Chairman.

PL195 Declarations of Interest

No declarations of interest were made.

Cllr Davies joined the meeting.

PL196 Matters for Report

196.1 Notice of Appeal – EPF/2343/08 – 27 Doubleday Road – Two storey side extension and rear dormer window to loft room (Revised application) – Min. no. PL109

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 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.

196.2 Withdrawn application – EPF/0653/09 – 7 Roundmead Avenue – Demolition of existing garage and 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 – Min. no. PL172

The Committee NOTED that the application had been withdrawn by the applicant and that a revised application, EPF/1004/09, had been submitted.

196.3 Application for full consent for inclusion in the West Essex Pharmaceutical to provide wholly mail order / internet based (distance selling) pharmacy services – NHS Pharmaceutical Regulations 2005

Total Medicare Ltd, Unit B8, The Seedbed Centre, Langston Road, Loughton IG10 3TQ – Min. no. PL187

The Planning Clerk clarified that this application had been made to assist the NE Essex PCT solely to establish whether there were any planning issues against granting the licence. The Committee had not identified any at the last meeting.

196.4 The Planning Inspectorate Appeal APP/J1535/A/09/2094837/NWF – Allowed – Site at 12/30 Church Hill – Proposed development of the 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 (Application Ref: EPF/0900/08) – Min. no. PL191

In response to the Committee's dismay at this appeal decision, Cllr Glassman reported that he had reviewed the Planning Inspectorate's Appeal documentation and in his opinion there would be no legitimate reason for a Judicial Review on the Inspector's decision, which had been arrived at in the proper manner.

PL197 Gambling Act 2005 – Consultation on Statement of Principles

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

PL198 Planning Applications

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

EPF/0862/09	1 Marjorams Avenue Mrs Samina Dean	Two storey side and rear extensions, single storey rear extension and detached double garage
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The Committee had NO OBJECTION to the proposed extension but had doubts about the wisdom of allowing vehicles to reverse from a double garage at the rear of the property directly onto Church Hill (A121), and considered this a safety matter for Essex County Council Highways.

The Committee drew attention to the proposed siting of this detached garage which would be near to the traffic camera and in close proximity to a busy crossroads at the top of Church Hill. This could lead to dangerous manoeuvres on the busy A121. The Committee drew the special attention of planning and highways officers to this concern.

The Committee would also like to see the hedges on the site boundary with Church Hill maintained in their present condition.

EPF/0897/09	75 Roundmead Avenue Mr Scott Oliver	Certificate of lawfulness for a proposed rear dormer window with Juliet balcony and proposed side dormer window in a loft conversion
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The Committee NOTED this application.

EPF/0918/09	17 Fallow Fields Mr & Mrs P & U Ravalia	Single storey rear extension to garage with link to house and alterations to roof including loft conversion with front and rear dormer windows
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The Committee had NO OBJECTION to this application.

EPF/0928/09 3 Forest Road Change of use from B1/Distribution to D1
Mr Howard Kauffman (non residential institution) for scanning
and maternity clinic

The Committee had NO OBJECTION to this application but had serious concerns on traffic issues arising from the potential increase of vehicle movements to a proposed clinic that had no parking provision or drop off / pick up facility. The Committee also drew the District Planning Officer's attention to the building being included in the Local List.

EPF/0952/09 31 Rectory Lane Erection of single storey extensions to
Mr Paul Fearon rear of property on west and east wings -
the latter to replace conservatory

The Committee had NO OBJECTION to this application.

EPF/0972/09 72 Smarts Lane Certificate of lawful development for a
Mrs Katie Turner proposed rear dormer window in a loft
conversion

The Committee NOTED this application.

EPF/1004/09 7 Roundmead Avenue Demolition of existing garage and
Mr Robert Preston conservatory and the construction of a two
storey side extension, a single storey rear
extension and a room in the roof with rear
dormer window. (Revised application)

Cllrs Chalk, Davies, Pond and Thomson 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.

PL199 Decisions

199.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

With reference to the decision by the District Council to grant permission for EPF/0633/09 – 199 High Road/2 Station Road – Change of use of car showroom (sui generis) to form three class A1 units and one class A3 restaurants (Revised application EPF/1958/08), the Planning Clerk was instructed to write to the Head of Planning and Economic Development requesting that the designation of the Key Frontage areas in Loughton, shown in Epping Forest District Council's adopted Local Plan & Alterations 2006, should be reviewed as a matter of priority.

Signed
Date: 6th July 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6th July 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)			
M R M Chalk	C Davies (from Min. no. PL205)		
T Frankland	B Glassman (from Min. no. PL203)	R Thomson	

Officers: Vivienne Messenger (Planning Clerk)

PL200 Apologies for Absence

No apologies for absence had been received.

PL201 Confirmation of Minutes

The Minutes of the meeting held on 22nd June 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL202 Declarations of Interest

Cllr Pond declared a personal and prejudicial interest in EPF/0825/09 as he was a close friend of the owner of the neighbouring property at no. 20 Eleven Acre Rise.

Cllr Glassman joined the meeting.

PL203 Matters for Report

203.1 Application for full consent for inclusion in the West Essex Pharmaceutical to provide wholly mail order / internet based (distance selling) pharmacy services – NHS Pharmaceutical Regulations 2005

Total Medicare Ltd, Unit B8, The Seedbed Centre, Langston Road, Loughton IG10 3TQ – Min. no. PL187 and PL196.3

The Committee NOTED the reply from NE Essex PCT.

203.2 Review of Key Frontage areas in Loughton High Road, as shown in Epping Forest District Council's adopted Local Plan & Alterations 2006 – Min. no. PL199.1

The Committee NOTED the response received from the District Council on its prospective timeframe for reviewing the Key Frontage policy for the District's town centres.

PL204 The Planning Inspectorate – 21 Century Appeals Service

The Committee NOTED the information provided by The Planning Inspectorate.

Cllr Davies joined the meeting.

PL205 Greater flexibility for planning permissions – Government Consultation

The Committee agreed to consider this at the meeting on 20th July 2009 as the consultation period required all comments by Thursday 13th August 2009.

PL206 Planning Applications

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

EPF/0825/09	21 Eleven Acre Rise Mr Jason Webb	Partial demolition of dwelling and extensions to dwelling comprising roof extension (including increase to roof height and dormer windows) to provide second floor accommodation, two storey rear extension, two storey front extension and alterations/extensions to sides of dwelling
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Cllr Pond left the meeting.

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

Cllrs Chalk, Davies and Thomson declared a personal but non-prejudicial interest in this item due to their acquaintance with one of the objectors.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application and drew attention to the proposed height of the development with 3-storey rear and side extensions over-dominating the streetscene, resulting in a loss of amenity and light to the neighbouring properties.

The Committee sought clarification from the District Council over the possible removal of a tree, situated on the street pavement directly fronting the property between nos. 21 and 22, to facilitate highway access to the proposed horseshoe shaped driveway. There was some controversy surrounding its precise location, as it was shown on some plans but omitted on others. The Committee felt strongly that this was not an adequate reason for felling a mature highway tree.

Furthermore, concern was voiced over the lack of proposed parking allocated for a 7-bedroom development with no garage provision, particularly as parking restrictions were due to be implemented soon on this residential road.

Cllr Pond rejoined the meeting.

EPF/0954/09	15 Roundmead Close Mr Paul Collier	Single storey extension over existing garage, two storey extension to side and rear of property and hardstanding for vehicular parking to front of property. (Revised application)
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The Committee had NO OBJECTION to this revised application and reiterated its previous comment regarding the environmental impact of the proposed development which was:

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/1009/09	34 Algiers Road Mr Robert Williams	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window
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The Committee NOTED this application.

EPF/1038/09 13 Eleven Acre Rise Erection of a four storey, six bedroom
Mr Pankaj Agarwala house. (Amended application to
EPF/0912/09)

This item was deferred for consideration at the end of the list of planning applications, as a member of the public had registered to speak but was not present at the appropriate place on the agenda.

EPF/1045/09 7 Albion Hill Erection of two storey rear extensions
Mr Mark Bowman

The Committee had NO OBJECTION to this application.

EPF/1055/09 9 The Crescent Conversion of loft space to form additional
Mr Stephen Porcas accommodation with a rear dormer
window

The Committee had NO OBJECTION to this application.

EPF/1076/09 Former Woolworths Ground floor extension and new second
228 High Road floor extensions to retail unit including
Mr David Shternzis office area

The Committee OBJECTED to this application as there were strong reservations about the potential loss of amenity to, and overlooking of, the adjacent flats on both sides of the premises, as well as those to the front (directly opposite on the High Road) and properties to the rear in The Drive, especially no. 4. The Committee was also concerned by the possibility of the proposal blocking in the existing windows of neighbouring flats at nos. 224 and 230.

The Committee also emphasised that the proposed second floor extension would still need to accommodate the lift shaft machinery with the addition of a structure on the roof, which would make it higher than 3 storeys.

EPF/1096/09 4 Hazelwood TPO/CHI/03/70 T1 (A1) Tulip tree
Mr Oliver Colbert Crown lift as specified, reduce crown
spread as specified and reduce crown
height as specified

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

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

EPF/1097/09 6 Albion Hill Change of use from a house to
Oaklands School classrooms and ancillary areas and
caretaker's maisonette

Cllr Davies declared a personal but non-prejudicial interest in this item as her daughter went to school there.

Cllr Glassman declared a personal but non-prejudicial interest in this item as he was a past acquaintance of the owner of the school.

The Committee had NO OBJECTION to this application, but only provided that the District Council imposed a legal agreement on the School not to increase the number of pupils that were on the school roll at 1st July 2009, which would in turn limit any potential increase in vehicle movements on an already congested road, on which point the Committee had objected to in its response to EPF/2066/06 – Min. no. PL81.

EPF/1100/09 16 Shelley Grove Single storey rear extension, extension of existing patio area and new balcony
 Ms Charlotte Williams
 The Committee had NO OBJECTION to this application.

EPF/1109/09 34 Church Lane TPO/EPF/38/88
 Mr David Collischoon T9 Willow - Fell
 The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

EPF/1139/09 Holmwood TPO/EPF/13/92
Steeds Way T1 Scots pine - Lift lower crown
 Mr Dean Seacombe
 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/1038/09 13 Eleven Acre Rise Erection of a four storey, six bedroom house. (Amended application to EPF/0912/09)
 Mr Pankaj Agarwala

Cllr Pond declared a personal but non-prejudicial interest in this item as he had received a letter from the neighbour at no. 12 Eleven Acre Rise, and through knowing another objector who, however, was not so close to the site.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, which by virtue of its dimensions and size, was contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations. Moreover the proposed development was viewed as having a detrimental impact on neighbouring properties through loss of amenity and light, in addition to an overbearing presence on the surrounding streetscene.

PL207 Decisions

207.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL208 Decision by the Planning Inspectorate

The following Appeal Decision from the Planning Inspectorate was NOTED.

Dismissed:

APP/J1535/A/09/2094220/NWF – Site at 244 High Road – Proposed change of use to A5 for food take-away, erection of new shopfront and extract ducting (Application Ref: EPF/1546/08)

Signed
 Date: 20th July 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20th July 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)			
M R M Chalk	C Davies (from Min. no. PL212.2)		
T Frankland	B Glassman (from Min. no. PL212.2)	R Thomson	

Officer: Vivienne Messenger (Planning Clerk)

1 member of the public

PL209 Apologies for Absence

No apologies for absence had been received.

PL210 Confirmation of Minutes

The Minutes of the meeting held on 6th July 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL211 Declarations of Interest

Cllr Frankland declared a personal but non-prejudicial interest in EPF/1098/09 as he knew the applicant.

Cllr Pond declared a personal but non-prejudicial interest in EPF/1214/09 as he was slightly acquainted with the applicant and his daughter.

PL212 Matters for Report

212.1 Notice of Appeal – EPF/0193/09 – 20 Alderton Hill – Replacement detached dwelling with integral garage (Amended application) – Min. no. PL147

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

Cllrs Davies and Glassman joined the meeting.

212.2 Notice of Appeal – EPF/1559/08 – Land adj to 10 Sycamore Close – Change of use of land (for garden area) and erection of a detached garage – Min. no. PL97

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 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.

212.3 Greater flexibility for planning permissions – Government Consultation – Min. no. PL205

The Committee NOTED the information received from the Department for Communities and Local Government but saw no need to comment on the proposals. However, the Committee would still expect to be consulted by Epping Forest District Council on such planning applications as a statutory consultee.

212.4 Conservation areas – Min. no. PL188

The Committee NOTED the agreement of the Environment and Heritage Committee to submit the following areas to Epping Forest District Council for designation as additional conservation areas in Loughton:

The Broadway shopping area

East side of Church Hill – Uplands – Carroll Hill – Church Hill

High Beech Road – Forest View Road – Ollards Grove – Connaught Avenue/Hill

Wellfields

Debden Green

The Chairman reported he had completed a first draft of the supporting information, which he would have circulated to the Committee for comments. He will liaise with the Chairman of the Environment and Heritage Committee so that this Committee can progress the submission during the summer recess.

212.5 Application for full consent for inclusion in the West Essex Pharmaceutical to provide wholly mail order / internet based (distance selling) pharmacy services – NHS Pharmaceutical Regulations 2005

Total Medcare Ltd, Unit B8, The Seedbed Centre, Langston Road, Loughton IG10 3TQ – Min. nos. PL187, PL196.3 and PL203.1

The Committee NOTED that the NE Essex PCT had granted this application.

212.6 EPF/0707/09 – Netherhouse Farm, Sewardstone Road, Waltham Abbey E4 7RJ – County Matters application for the importation of 297,219 cubic metres of inert waste to facilitate the construction of an 18 hole public, pay and play golf course with associated hard and soft landscaping to include practice facilities, clubhouse, maintenance building and associated car parking – Min. no. PL174

The Committee NOTED the decision of the County Planning Authority to refuse permission for application ESS/20/09/EPF.

PL213 Rear of Crown House, 151-159 High Road – Hand car wash facility

The Committee instructed the Planning Clerk to write to Epping Forest District Council's Planning Enforcement Officers regarding the setting up of a hand car wash facility in the car park to the rear of Crown House with highway access onto Old Station Road, which constituted a change of use, in addition to the erection and usage of unauthorised signs of various sizes and in several locations nearby.

The Committee was also concerned by the difficult highway access to this facility, with its entrance/exit onto Old Station Road immediately adjacent to a bus stop and by a busy mini-roundabout. The Planning Clerk was asked to bring its concern to the attention of Essex County Council Highways Officer David Mant, as it was considered a safety matter on which Highway Authority action might be needed.

PL214 Planning Applications

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

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

EPF/1174/09 38-40 Station Road Erection of first floor side extension
Mr Vinod Patel

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

The Committee had NO OBJECTION to this application.

EPF/0973/09 61 Alderton Hill Two storey rear and first floor side extension and single storey rear extension
Mr J Fortune
The Committee had NO OBJECTION to this application.

EPF/1039/09 64 The Broadway Change of use of part of shop to A1 use
Mrs Brenda Robertson
The Committee had NO OBJECTION to this application.

EPF/1048/09 91 Tycehurst Hill Construct two storey front extension and build over existing porch as an addition to previously approved application
Antony Shine
EPF/1225/08

Cllr Glassman declared a personal and prejudicial interest in this item as he was acquainted with the owner and lived in the vicinity. He then left the meeting.

The Committee had NO OBJECTION to this application.

Cllr Glassman rejoined the meeting.

EPF/1079/09 56 Alderton Hill Proposed five bedroom detached house with integral garage at site adjacent to 56 Alderton Hill and the demolition of existing garage
Mr B Singh

Cllrs Chalk, Davies, Pond and Thomson 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 application as the proposal was contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations due to its overbearing appearance on the streetscene, and as the plot of land was considered too small for the sheer size of the proposed development.

EPF/1098/09 9 Shelley Grove To extend existing patio area to create new storage area below
Mr Paul Davis
The Committee had NO OBJECTION to this application.

EPF/1121/09 30 The Drive Two storey side, single storey rear extension and loft conversion with side and rear dormer windows (Revised application)
Mr S J Pratt

The Committee had NO OBJECTION to the revision of the side dormer design, but the Committee reiterated its previous comment on the rear dormer for the previous planning application, EPF/0716/09, which was:

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.

EPF/1122/09 11 Chandler Road Single storey rear extension
Mrs S J Javed

The Committee OBJECTED to this application due to the excessive depth of the proposed extension on the rear of a terraced house in a narrow plot giving rise to a substantial loss of light and amenity to the neighbouring property at no. 9 contrary to policies DBE 9 (i), (ii) and (iii) of Epping Forest District Council's adopted Local Plan and Alterations.

- EPF/1135/09 9 Harwater Drive** Part single storey/part two storey side/rear extension
Mr & Mrs I Dodds
- The Committee OBJECTED to the proposed side extension on the semi-detached property being built right up to the site boundary, but had NO OBJECTION to the rear extension.
- EPF/1144/09 6 Chigwell Lane** Erection of garage and covered way and with vehicular crossover (Revised application)
Mr Samuel Gibson
- The Committee had NO OBJECTION to the revised proposal for a single garage, but OBJECTED to the flat roof design of the covered way obtruding on the streetscene which was contrary to policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan and Alterations.
- EPF/1157/09 88 Spring Grove** Proposed garage, side and rear extensions and rear decking
Miss T Renew
- The Committee OBJECTED to the proposed garage being built too close to the site boundary, but had NO OBJECTION to the side and rear extensions.
- EPF/1163/09 5 Roundmead Avenue** Single and two storey side extension and loft conversion with rear dormer window
Mr Kevin Holland
- The Committee had NO OBJECTION to this application.
- EPF/1185/09 Land adj, 34, 54, 66** Construction of car park on redundant clothes drying area
Pyrles Lane and Pyrles Lane Shopping Parade
Epping Forest District Council
- The Committee had NO OBJECTION to this application.
- EPF/1214/09 311 High Road** Grade II listed building application for the erection of internal stud (timber) walls x 4 to create internal partitions for offices. Re-opening of existing stud wall to (1) create kitchen access and (2) create large room from two small rooms. Creation of doorway to access toilet area, re-open stud wall and addition of one toilet
Mr Richard Rones
- The Committee had NO OBJECTION to this application.
- EPF/1216/09 5 Woodbury Hill** TPO/CHI/02/68 A1
Mr Nigel Cushion
T1 (7 Woodbury Hill) Hornbeam - Cut back o/h to boundary up to 2m above gutters. Reduce remaining o/h up to 3m
T2 (7 Woodbury Hill) Lawson - Cut back o/h to give 1.5m clearance from house
T3 Cedar - Crown lift to 3m and face back longest sections off lawn by up to 1.5m
T4 Goat Willow - Crown reduce by c40%
T5 Laurel - Reduce height by c 6' and trim
T6 Lawson Cypress group - Reduce height to 4' above patio and trim
T7 Pine - Cut back off house 1.5m clearance and face back lower crown off drive by c1.5m

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3rd August 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)	
M R M Chalk (from Min. no. PL217)	T Frankland
B Glassman	R Thomson

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL216 Apologies for Absence

No apologies for absence had been received.

PL217 Confirmation of Minutes

Cllr Chalk joined the meeting and conveyed Cllr Davies apologies for absence to the members.

The Minutes of the meeting held on 20th July 2009, amended from those circulated to correct three minor grammatical errors, were amended in PL214 EPF/1048/09 to read: "Cllr Glassman declared a personal and prejudicial interest in this item as he lived in the vicinity."

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

PL218 Declarations of Interest

Cllrs Chalk, Pond and Thomson declared a personal but non-prejudicial interest in planning applications: EPF/0564/09, EPF/0917/09, EPF/1134/09 and EPF/1264/09, owing to comments received from the Loughton Residents Association Plans Group.

Cllr Pond declared a personal but non-prejudicial interest in planning applications EPF/1239/09 and EPF/1264/09 as he was slightly acquainted with both applicants.

PL219 Matters for Report

219.1 Notice of Appeal – EPF/0564/09 – Ladbrokes, 276 High Road – 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 – Min. no. PL166

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:

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.

219.2 EPF/1076/09 – Former Woolworths, 228 High Road – Ground floor extension and new second floor extensions to retail unit including office area – Min. no. PL206

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

219.3 Additional Conservation Areas – Min. nos. PL188 and PL212.4

The Committee AGREED to take the lead during the summer recess and consult with the Chairman of the Environment and Heritage Committee, as necessary. The Chairman informed members he was making amendments to the draft circulated previously and would forward the revised version to the Planning Clerk for distribution with the next Agenda, for discussion by the Committee at the next meeting. He further advised the Committee of two additional conservation areas that had been suggested, those being:

Algers Road – Lower Park Road – The Avenue
Albion Hill

He was doubtful if the suggestion for Wellfields could be sustained.

219.4 Rear of Crown House, 151-159 High Road – Hand car wash facility – Min. no. PL213

The Committee NOTED the responses from the District Council's Planning Enforcement Officer and Essex County Council Highways' Officer David Mant. The Committee further drew the Highways Officer's attention to the following potential problems that could arise from the hand car wash facility:

- The use of the car park and entrance ramp had been greatly increased
- Vehicles might have to queue leading to blockages on the highway
- Distracting signage in various sizes located nearby was detrimental on the grounds of highway safety owing to the facility's location adjacent to a bus stop and busy mini-roundabout, and a fire station

219.5 EPF/0762/09 – 36 Sparelease Hill – Erection of a replacement dwelling (Revised application EPF/2370/08) – Min. nos. PL180 and 185.4

The Committee had NO OBJECTION to this amended application on the basis of the redrawn plans.

PL220 Planning Applications

The Committee AGREED to bring forward the following item, EPF/1264/09, as members of the public were interested in this application.

EPF/1264/09	44 Forest Road	Change of use to class A3 restaurant from
	Mr David White	A1 and A2 uses

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

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, provided planning conditions requiring the installation of adequate sound insulation and prohibiting restaurant uses on the forecourt were imposed.

However, the Committee was concerned by the lack of parking provision available and strongly recommended that Epping Forest District Council consider the introduction of a parking scheme for residents.

PL221 iPlan – Epping Forest District Council's Interactive Planning Website

The Chairman drew the Committee's attention to his concern at iPlan's lack of functionality as a useful interactive planning tool to interrogate the District Council's planning application records, despite assurances to the contrary. Though some welcome improvements were now evident, iPlan's consistency and reliability was very much still in question. He and the chairman of Planning at Ongar Town Council had raised these concerns at the July meeting of the Local Councils' Liaison Forum.

The Chairman expressed doubts over the iPlan's efficiency such that it could be used effectively for research by local councils – their staff and councillors – let alone at a public meeting. It would need more consistency to be used live during a meeting, and additionally, not only would venues require fast broadband capability, but also the combination of enough staff and/or time effectively to screen the plans in electronic format.

The Committee agreed with the Chairman's report, and asked the Town Clerk to bring these concerns to the attention of other parish/town councils to gauge their experiences and provide relevant feedback to the District Council.

PL222 Epping Forest Town Centres Study

The Committee NOTED the Town Council response would be submitted by the Town Clerk, using notes prepared by the Planning and Licensing and Environment and Heritage Committee chairmen.

PL223 Planning Applications

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

EPF/0917/09 97 Swanshope Use of converted garage for beauty treatments
Mrs Jodie Saunders

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application due to the lack of parking provision and the proposal's potential to cause disturbance to neighbouring residents. It also considered the development an inappropriate activity in a residential area that should be carried out in business premises.

EPF/0942/09 66 Wellfields Replace wall to rear garden
Mr K Singh

The Committee had NO OBJECTION to this application but regretted that it was retrospective.

EPF/1089/09 85 Spring Grove Rear single storey and two storey extensions and loft conversion including front dormer and alterations to roof height
Mrs A Lumb

The Committee NOTED the contents of a letter of objection.

On the basis of the information available to the Committee at the time owing to discrepancies between the elevation and floor plans, the Committee OBJECTED to this application, if it was intended that a Juliet balcony be positioned on the second floor level. If this was not the case, the Committee would have NO OBJECTION.

Moreover, the Committee was unable to determine the development's potential impact on neighbouring properties, as no adequate streetscene plan had been provided.

EPF/1134/09 72 Sedley Rise Certificate of lawful development for
Darren Moule proposed non permeable block pavers to
front garden and driveway

The Committee NOTED the contents of a letter of objection.

The Committee NOTED this application and drew the Planning Officer's attention to the potential drainage and runoff problems posed by an impermeable driveway, which also seemed not to comply with the latest guidance.

EPF/1191/09 24 Sedley Rise Rear and side single storey extensions
David Baker

The Committee had NO OBJECTION to this application.

EPF/1239/09 North Farm House Grade II listed building application for
High Road repairs to timber frame on west elevation
Dr J Thomas using three years or more old, felled
English Oak; re-covering of roof re-using
existing tiles and new to match where
necessary; repairs to chimney stack up to
1st floor level

The Committee had NO OBJECTION to this application.

EPF/1248/09 5 Barrington Road Single storey front extension
Mr Jamie Robinson

The Committee had NO OBJECTION to the single storey front extension but was unable to comment on the proposed '2 storey and single storey extension to the rear' shown on the accompanying plans. The Committee NOTED the apparent anomaly in the description of the proposed works between the application and the accompanying plans, and was therefore unable to comment further.

EPF/1285/09 88 Lawton Road First floor extension to bungalow to form
Mr Gary Maskell two storey dwelling

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but was concerned in view of subsidence issues in this locality that adequate foundations were provided, and by the development's potential detrimental effect on the adjacent properties.

PL224 Decisions

224.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed
Date: 24th August 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24th August 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

T Frankland

B Glassman

R Thomson

P House (as substitute for M R M Chalk)

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL225 Apologies for Absence

Apologies for absence had been received from Cllrs Chalk and Davies. The Planning Clerk reported that Cllr P House had been nominated as Cllr Chalk's substitute for this meeting.

PL226 Confirmation of Minutes

The Minutes of the meeting held on 3rd August 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL227 Declarations of Interest

Cllr Pond declared a personal but non-prejudicial interest in planning applications EPF/0482/09 as he was slightly acquainted with the applicant, EPF/1308/09 as he was slightly acquainted with an objector, EPF/1362/09 as he had been consulted by residents who opposed the original planning application, and EPF/1373/09 as he was consulted by the applicant as Chairman of the Loughton & District Historical Society on the previous 2006 planning applications.

PL228 Planning Applications

The Committee AGREED to bring forward the following planning application EPF/1308/09, as members of the public were interested in this item.

EPF/1308/09	34 Church Hill	Three storey rear extension and
	Ms Rabina Chouhan	conversion into three flats

Cllrs House, Pond and Thomson 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 three letters of objection.

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

The Committee had NO OBJECTION to this application provided certain conditions were adhered to, which included the preservation of mature trees on the property to retain the privacy afforded by neighbouring properties and the retention/restoration of original architectural features and fenestration. Moreover, the Committee expressed a safety concern owing to the inadequate parking provision shown on the plans, increasing the likelihood of onstreet parking on the busy A121, as the site was close to two bus stops.

PL229 Matters for Report**229.1 Withdrawn application – EPF/1038/09 – 13 Eleven Acre Rise – Erection of a four storey, six bedroom house (amended application from EPF/0912/09) – Min. no. PL206**

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

229.2 Notice of Appeal – EPF/2328/08 – 14 The Meadway – First floor side extension and loft conversion with roof dormer addition – Min. no. PL109

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 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.

229.3 Additional Conservation Areas – PL188, PL212.4 and PL219.3

The Committee AGREED to defer this item until the next meeting owing to the number of planning applications to be considered at the meeting.

229.4 iPlan – Epping Forest District Council's Interactive Planning Website – Min. no PL221

The Committee AGREED to defer this item until the next meeting owing to the number of planning applications to be considered at the meeting.

PL230 Loughton Music Academy – 257A High Road

The Committee NOTED the response from the District Council's Enforcement Officer.

PL231 Planning Applications

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

EPF/0505/09	51 Valley Hill	Erection of a 3ft wall with 3ft metal railings
	Mr R Larr	above to side and rear

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application but was concerned the wall would be visually detrimental to the streetscene contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee NOTED the proposed wall was to be erected to the side and front of the dwelling.

The Committee also expressed concern that the proposed garage was sited right on the boundary with the neighbouring property and sought reassurance from the District Council Planning Officer that rainwater dispersal was properly dealt with.

EPF/0881/09	155 Forest Road	Two storey rear extension and single
	Mr Nicolas Horwood	storey rear extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which would be detrimental to the residential amenities afforded the neighbouring property at no 153 Forest Road by excluding daylight and sunlight, and loss of outlook. It was therefore contrary to Policies DBE 9 (i) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations.

EPF/1024/09 3 Hill Top Place Certificate of lawful development for
Mr Nick Thurbin proposed alterations to roof to form a new
rear dormer window

The Committee NOTED this application.

The Committee AGREED to bring forward planning application EPF/1452/09 and consider it with EPF/1158/09 at the District Council Planning Officer's request.

EPF/1158/09 35 Priory Road Single storey rear extension
Mr P Hinds

EPF/1452/09 35 Priory Road Certificate of lawful development for a
Mr P Hinds proposed garage extension and gable
alterations to roof for a loft conversion

The Committee had NO OBJECTION to these planning applications.

EPF/1164/09 36 Brooklyn Avenue Erection of a tree house
Mr Robert Davis

The Committee had NO OBJECTION to this application but considered the accompanying plans were unclear in relation to the tree, and requested that the District Council seek advice on the viability of the tree from its Arboricultural Officer.

EPF/1249/09 55 Roundmead Avenue Erection of new detached garage
Mr Roger Genis (Amended application)

The Committee had NO OBJECTION to this application.

EPF/1272/09 10 Monkchester Close Erection of side conservatory, alterations to
Mr D Galliers roof including new gable end and rear
dormer window

The Committee had NO OBJECTION to the proposed development but regretted the planned loss of a tree. The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree.

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

EPF/1361/09 47 Hillcroft Mono pitched garden store with rear roof
Mrs Anna Vriend eaves over 2.5m in height

The Committee had NO OBJECTION to this application, but sought a condition from the District Council restricting the store for garden uses.

EPF/1362/09 Beechlands Reserved matters application for the
42 Alderton Hill erection of a detached dwelling in the rear
Mr Davie Kananda garden of care home for proprietor of
Southend Care Limited 'Beechlands'

Cllrs House, Pond and Thomson 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 could not see any marked difference between this design and its predecessor that was rejected on appeal. In addition, the Committee expressed concern about the apparent lack of site access for emergency vehicles. Members also sought assurances from the District Council that the new development should be restricted solely to the purposes of residency in connection with the nursing home and not allow a subsequent independent sale.

EPF/1363/09 275 Willingale Road
Mr Victor Zhang Certificate of lawfulness for a proposed loft conversion with rear dormer and ground floor extension

The Committee NOTED this application.

EPF/1371/09 20 Alderton Hill
Mr & Mrs S Shah Replacement detached dwelling with integral garage (Resubmission)

The Committee had NO OBJECTION to this planning application but reiterated its previous comments for EPF/0193/09 which were:

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/1373/09 Dryads Hall
Woodbury Hill
Mr & Mrs M Docker Retrospective application for demolition work and replacement dwelling, restoration of lab block and car court

The Committee had NO OBJECTION to this application but regretted that it was retrospective.

EPF/1375/09 52 Church Lane
Mr Andrew Sharp Proposed remodelling and alterations to existing house, including extending existing garage, 2 proposed pitched roof dormers and extending existing feature entrance up one more storey

The Committee had NO OBJECTION to this application.

EPF/1379/09 34 Sparelease Hill
Mr S Gill Conservatory, first floor side and rear extension, front porch, rear dormer window (Resubmission)

The Committee had NO OBJECTION to this application.

EPF/1405/09 98 The Drive
Mr & Mrs Spreadborough Part single storey, part two storey rear extension together with dormer window to rear roof slope. Demolition of existing single storey rear kitchen and bathroom

The Committee had NO OBJECTION to this application but expressed concern that the proposal would reduce incoming light and cause loss of amenity, particularly to the lower windows of no 96 The Drive.

EPF/1406/09 15 Carroll Hill
Mr Kevin O'Connor Outline application for proposed new building to form 8 no. self contained apartments (Resubmission)

Cllr Glassman declared a personal and prejudicial interest in this item as he was acquainted with an objector and left the meeting.

Cllrs House, Pond and Thomson 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 three letters of objection.

The Committee reiterated its previous comments given on planning application EPF/0284/09 which were:

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.

Furthermore, the Committee drew attention to the development's siting next to a locally listed building at no 19 Carroll Hill and that this area was being proposed for designation as a conservation area.

Cllr Glassman rejoined the meeting.

EPF/1408/09 6 Valley Hill

Aaron Snow

Variation of condition 3 of planning permission EPF/2155/01 (Addition of Cafe use (A3) to use as a sandwich shop (A1) and installation of extractor fan)

The Committee had NO OBJECTION to this application but sought a planning condition preventing restaurant uses on the forecourt during the evening.

EPF/1411/09 Rose Cottage

43 York Hill

Mrs Angela Harding

TPO/EPF/03/87

T5 Sycamore - Fell to ground level

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

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

EPF/1420/09 22 Sparelease Hill

Mr & Mrs M Mason

Demolition of existing dwelling and erection of a replacement dwelling and garden shed

The Committee had NO OBJECTION to this application.

EPF/1428/09 5 Barrington Road

Mr Jamie Robinson

Certificate of lawfulness for proposed single storey rear extension, first floor rear extension and rear dormer window

The Committee NOTED this application.

EPF/1435/09 68 The Broadway

Epping Forest District Council

Change of use from D1 (Educational) to A1

The Committee had NO OBJECTION to this application.

EPF/0482/09 Loughton Lodge

Steeds Way

Mr Martin Cooper

Replace existing double gates and post (wood) with new double wooden gates and brick pillars (2m high). Replace existing wire fence with wooden panel/wicker fencing (approx 1.95m high)

The Committee OBJECTED to the solidity of the gates in a conservation area and considered the submitted design would adversely affect the view of this important building from Steeds Way. The Committee would not object to a more open wooden design.

Furthermore, the Committee had major reservations about the proposed filling in of the porch with glazed glass in a key building in a conservation area.

EPF/1247/09 Great Cedar Construction of new front boundary wall
Pollards Close with railings, some 1.8m high, either side of
 Ms Christine Smith vehicular access
 The Committee had NO OBJECTION to this planning application.

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

EPF/1328/09 23 Grosvenor Drive Certificate of lawful development for a
 Ms Elaine Sutton single storey rear extension

EPF/1422/09 197 High Road 2 x fascia signs with built up halo
 Mr Paul Barker illuminated letters, 2 x fascia signs - non
 illuminated, 2 x wall signs and 4 x
 illuminated projecting signs and 1 no. gable
 sign

EPF/1462/09 10 Church Close Certificate of lawful development for a
 Mr Ian Johnson proposed single storey side extension and
 single storey front extension and garage
 conversion

EPF/1463/09 3 Broomfield Avenue Rear conservatory
 Miss Petch / Steven

PL232 Decisions

232.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL233 Licensing Application

PL233.1 Notice of Application to vary the Premises Licence at Cakes and Shakes Loughton, 246B High Road, Loughton, IG10 1RB.

The Committee NOTED the contents of a letter of objection from a member of the public residing in the vicinity of these premises and RECEIVED a petition from residents.

The Committee AGREED to defer the following item to the next meeting as responses were not due back at Epping Forest District Council until 10th September 2009. If the Town Council was to represent residents, then a clear mandate to do so would be required.

Signed
 Date: 7th September 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7th September 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)		
C Davies	T Frankland	R Thomson
S M Harper (as substitute for M R M Chalk)		

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL234 Apologies for Absence

Apologies for absence had been received from Cllrs Chalk and Glassman. The Planning Clerk reported that Cllr Harper had been nominated as Cllr Chalk's substitute for this meeting.

PL235 Confirmation of Minutes

The Minutes of the meeting held on 24th August 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL236 Declarations of Interest

Cllr Harper declared a personal but non-prejudicial interest in EPF/1507/09 as she lived in a nearby road.

Cllrs Davies and Harper declared a personal but non-prejudicial interest in EPF/1471/09 as they were acquainted with the owner of a neighbouring property.

Cllr Thomson declared a personal and prejudicial interest in Agenda item 4.3 as he lived close by and was supporting residents objecting to the licence application.

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 4.3 as he had been approached by constituents regarding this application.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1471/09 as he was acquainted with both the applicant and the owner of a neighbouring property.

The Committee AGREED to bring forward Agenda item 4.3, as a member of the public was interested in this item.

PL237 To dispose of business remaining from the last meeting – Notice of Application for a Premises Licence at Cakes and Shakes Loughton, 246B High Road, Loughton, IG10 1RB – Min. no. 233.1

Cllr Thomson handed the Planning Clerk two letters of objection he had received from residents that lived in the vicinity of the shop, and left the meeting.

Cllrs Davies, Harper and C C Pond declared a personal but non-prejudicial interest in this item due to comments received from the Loughton Residents Association Plans Group. A further letter of objection had been received from the member of the public addressing the meeting.

A member of the public with an interest in this item addressed the meeting and handed a petition to the Planning Clerk comprising the signatures of 73 concerned residents.

The Committee OBJECTED to this licensing application on behalf of residents living in the vicinity, owing to the increased likelihood of public nuisance and noise from patrons loitering on the pavement outside the premises impeding pedestrians passing by. There was also concern for the safety of passengers waiting at a busy bus stop nearby. Moreover it was felt that granting a licence daily to 2.00am in the morning was a harmful encouragement for youngsters to be out and about at that time. The Committee also NOTED residents' fears regarding the probability of more crime and disorder in this locality.

The Committee instructed the Planning Clerk to write to Epping Forest District Council's Planning Enforcement Officers regarding the setting up of this business in premises which it believed had an A1 Use Class.

Cllr Thomson rejoined the meeting.

PL238 Planning Applications

The Committee AGREED to bring forward the following planning application EPF/1507/09, as a member of the public was interested in this item.

EPF/1507/09	15 The Crescent	Demolition of existing bungalow and
	Mr Darren Hunt	erection of a pair of semi detached houses

Cllrs Davies, Harper, C C Pond and Thomson declared a personal but non-prejudicial interest in this item owing to comments received from the Loughton Residents Association Plans Group.

The Committee NOTED the contents of 36 letters of objection.

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

The Committee had NO OBJECTION to this application but expressed a concern on possible overlooking of the neighbouring property at no 17.

PL239 To dispose of business remaining from the last meeting

239.1 Additional Conservation Areas – Min. nos. PL188, PL212.4, PL219.3 and PL229.3

The Committee AGREED that this report can now be presented to Epping Forest District Council and that the Environment and Heritage and Planning and Licensing Committees' Chairmen would finalise the covering letter with the Town Clerk.

239.2 iPlan – Epping Forest District Council's Interactive Planning Website – Min. nos. PL221 and PL229.4

The Committee AGREED to continue to monitor iPlan and Cllr C C Pond CONFIRMED his intention to give a report on this at the next Local Councils' Liaison Forum.

239.3 Planning Applications

EPF/1328/09	23 Grosvenor Drive	Certificate of lawful development for a
	Ms Elaine Sutton	single storey rear extension

The Committee NOTED this application.

EPF/1422/09	197 High Road	2 x fascia signs with built up halo
	Mr Paul Barker	illuminated letters, 2 x fascia signs - non
		illuminated, 2 x wall signs and 4 x
		illuminated projecting signs and 1 no. gable
		sign

The Committee had NO OBJECTION to this application but felt the signs projecting from the first floor level were slightly detrimental to the building's character, as this was a locally Listed Building. It was suggested that consideration should be given to siting the projecting 'Post Office' signs at a lower level.

EPF/1462/09 10 Church Close Certificate of lawful development for a
Mr Ian Johnson proposed single storey side extension and
single storey front extension and garage
conversion

The Committee NOTED this application.

EPF/1463/09 3 Broomfield Avenue Rear conservatory
Miss Petch / Steven

The Committee had NO OBJECTION to this application but expressed some concern on the potential loss of amenity for no 4, the upper maisonette.

PL240 Matters for Reports

PL240.1 Withdrawn application – EPF/1089/09 – 85 Spring Grove – Rear single storey and two storey extensions and loft conversion including front dormer and alterations to roof height – Min. no. PL223

The Committee NOTED that the application had been withdrawn by the applicant and a revised application EPF/1565/09 would be considered by the Committee at Agenda item 7.1.

PL240.2 EPF/0564/09 – Ladbrokes, 276 High Road – 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 – Min. nos. PL166 and PL219.1

The Committee NOTED that an appeal had been made against the decision of Epping Forest District Council to refuse planning permission and would now be decided at a hearing. The Committee reiterated its previous comments which were: 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.

PL241 Essex County Council Minerals Development Documents (MDD) Site Allocations Issues & Options Paper

The Committee NOTED the revised date for the start of an 8-week public consultation from Thursday 17th September to Thursday 12th November 2009.

The Committee was concerned by a potential increase in traffic on Loughton's roads from heavy goods vehicles involved in transporting minerals should Essex County Council grant permission for mineral extraction at Patch Park Farm, Abridge, one of

the proposed sites. It requested that the County Council add a condition to route lorries transporting minerals away from using the A121 and A1168 such that they did not pass through Loughton.

PL242 Planning Applications

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

EPF/1404/09 74 Spring Grove Ground floor orangery extension at the rear
Mr D Mohindra

The Committee had NO OBJECTION to this application subject to the inclusion of a suitable planting scheme, for the screening shown on the accompanying plans along part of the site boundary with no 76.

EPF/1471/09 19 Eleven Acre Rise Conversion of the existing hipped end roof
Mrs Julie Lee to a gable roof including the installation of inward opening French doors to the existing games rooms

The Committee had NO OBJECTION to this application but expressed a concern at the proposed French doors on the second floor and their potential for overlooking and possible disturbance to the neighbouring property at no 20.

EPF/1493/09 Site Adjacent M11 Outline application for the proposed
Motorway erection of 2 x industrial units under
off Langston Road classes B1, B2 and B8
R Maskell Ltd

The Committee had NO OBJECTION to this application.

EPF/1496/09 24 Albion Hill Erection of tennis court lighting
Ray Charles

The Committee had NO OBJECTION to this application but was concerned that the proposal could potentially cause more light pollution and furthermore, in the interests of the environment, the use of low energy lighting would be preferred.

EPF/1497/09 22 Albion Hill Amended ground levels within the rear
Ray Charles garden

The Committee had NO OBJECTION to this application but was concerned by the loss of amenity to Thurlestone, an adjoining property.

EPF/1498/09 24 Albion Hill Levelling of rear garden
Ray Charles

The Committee NOTED the contents of a letter of objection from a member of the public.

Cllr C C Pond declared a personal but non-prejudicial interest in this item as he was slightly acquainted with the owner of a neighbouring property, who had written the letter of objection.

The Committee had NO OBJECTION to this application but re-iterated its concern, as for EPF/1497/09, on the loss of amenity to Thurlestone, an adjoining property.

EPF/1513/09 66 Valley Hill Outline planning application for the
Mr Robert Minchin construction of a new dwelling

Owing to the lack of information on the accompanying plans, the Committee was unable to comment on this planning application. The Epping Forest District Council Planning Officer was invited to obtain accurately labelled plans, after which the Committee would be happy to comment.

EPF/1514/09 1 Marjorams Avenue Two storey side and rear extensions, single
Mrs Sameena Dean storey rear extension (Revised application)
The Committee had NO OBJECTION to this application but requested a suitable
planting condition to protect the visual appearance of Church Hill that the property
flanked.

EPF/1524/09 4 Parkmead Certificate of lawful development for
Mr Benjamin Woodward proposed single storey rear extension and
rear dormer window in loft conversion
The Committee NOTED this application.

EPF/1531/09 244 High Road Projecting sign and fascia sign both non
Cult Retail illuminated
David Newell
The Committee had NO OBJECTION to this application.

EPF/1534/09 4 High View Close Rear conservatory
Mr & Mrs Ward
The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward the following item as this was related to the
same site.

EPF/1594/09 4 High View Close TPO/EPF/07/79
Mr Martin Ward T41 Beech - Remove deadwood, crown lift
to approx 3m, reduce lower to mid crown
side laterals by approx 2-3m

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

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

EPF/1541/09 9 The Uplands Single storey side and two storey rear
Mr Richard Mendoza extensions and dormers to side and rear
The Committee OBJECTED to this application as it considered the dormer in the roof,
in conjunction with the rest of the proposal, to be of an overbearing design that would
not only overlook neighbouring properties but also have a detrimental impact on the
streetscene. It was therefore contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) of
Epping Forest District Council's adopted Local Plan & Alterations.

Furthermore, the Committee would like to draw the Planning Officer's attention to the
property's siting within an area that the Town Council was putting forward to Epping
Forest District Council for designation as an additional conservation area.

EPF/1543/09 19 Church Lane TPO/EPF/20/84
Mrs Sayonara Claydon T1 Ash – Fell
Cllrs Davies, Harper, C C Pond and Thomson declared a personal but non-prejudicial
interest in this item due to comments received from the Loughton Residents
Association Plans Group.

The Committee NOTED the contents of a letter from the Loughton Residents
Association Plans Group indicating that the application appeared to have been
amended by the applicant since its original submission. However, as the Committee
had not received this revised application it commented only on this proposal.

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/1565/09 85 Spring Grove
Mrs Angela Lumb

Rear single storey and two storey extensions and loft conversion including front dormer and roof alterations (Revised application)

The Committee had NO OBJECTION to this application.

PL243 Decisions

243.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL244 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Loughton High Road – Street Alive UK Ltd – French market in Loughton High Road on 9th, 10th and 11th October 2009 from 9.30 – 18.00

The Committee SUPPORTED this application.

Signed

Date: 21st September 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21st September 2009 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

B Glassman

C Davies (from Min. no. PL249) T Frankland

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL245 Apologies for Absence

No apologies for absence had been received.

PL246 Confirmation of Minutes

The Minutes of the meeting held on 7th September 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL247 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1706/09 as he was slightly acquainted with the owner of a neighbouring property.

PL248 Matters for Report

248.1 Notice of Application for a Premises Licence at Cakes and Shakes Loughton, 246B High Road, Loughton, IG10 1RB – Min. nos. PL233.1 and PL237

Cllr Thomson was nominated as the representative to speak at the next District Council Licensing Panel meeting in Epping against the premises licence application, and the Committee AGREED to pay his expenses.

248.2 Rear of Crown House, 151-159 High Road – Hand car wash facility – Min. nos. PL213 and PL219.4

The Committee NOTED the information received from the Essex County Council Highways Officer.

Cllr Davies joined the meeting.

PL249 East of England Plan

The Committee NOTED a report will be made to the next meeting to assist in preparing the Council's response to the consultation which closes on 24th November 2009.

PL250 Planning Applications

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

<p>EPF/1511/09 1 Regents Place Great Woodcote Park Mrs Lisa Lowman</p>	<p>Erection of 6ft wooden closed boarded fence at rear of site to enclose strip of amenity area between existing boundary/boundary wall and edge of pavement to increase garden area</p>
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The Committee had NO OBJECTION to this application but sought clarification from the District Council Planning Officer on the ownership of the land to be annexed, possibly from the Epping Forest Conservators.

EPF/1520/09 10 Broadstrood Demolition of existing bungalow and
Mr Thomas Woodard erection of a two storey five bedroom
detached house

The Committee had NO OBJECTION to this application.

EPF/1530/09 244 High Road Installation of 2 no A/C condenser units to
Cult Retail rear elevation of existing shop

The Committee had NO OBJECTION to this application.

EPF/1549/09 18 Leycroft Close Two storey side extension and single
Mr David Ford storey rear extension

The Committee had NO OBJECTION to this application.

EPF/1567/09 51 Alderton Hill Single storey extension to rear of detached
Mr S Gujral garage for gym/hobbies room and
conversion of coalstore to WC

The Committee had NO OBJECTION to this application but expressed a concern that this proposal was very similar to an earlier planning application EPF/2362/07 and reiterated its previous comment given then, which was:

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

EPF/1570/09 Forest Medical Centre Two storey front extension to Medical
Old Station Road Centre incorporating lift and expanded
Mr Stephen Carr lobby entrance

The Committee had NO OBJECTION to this application. However, because of the intensification of use, it requested the addition of a suitable planting condition, as in the original planting condition on planning application CHI/0457/73, in order to soften the outline of the proposed development and provide screening from Old Station Road.

EPF/1577/09 34 Algiers Road Roof alterations to include hip to gable,
Mr Robert Williams erection of two rear dormer windows and
increase the height of existing chimney

The Committee OBJECTED to this application and reiterated its previous comment on planning application EPF/0670/08 which was:

The Committee OBJECTED to this application which was contrary to Policy DBE 9 (i) & (ii) and DBE 10 (i) & (a) of Epping Forest District Council's adopted Local Plan & Alterations as the proposed dormers were detrimental to the profile of the house and would make a visual impact on the street-scene. Concern was also expressed regarding overlooking issues.

Furthermore, the Committee would like to draw the Planning Officer's attention to the property's siting within an area that the Town Council was putting forward to Epping Forest District Council for designation as an additional conservation area.

EPF/1590/09 Rear of 31 Church Lane New build two bed dwelling house, to front
Mr Alan Marcelis Carroll Hill (Revised application)

The Committee OBJECTED to this application and reiterated its comments from a previous planning application EPF/0793/09 which was:

The Committee OBJECTED to this proposal as it failed to take into account the character and appearance of the locality and would result in visual harm within the streetscene, contrary to policies DBE 9 (i) of Epping Forest District Council's adopted

Local Plan and Alterations. Furthermore, it was felt the development would leave insufficient private amenity space for the application site and for no. 31 Church Lane.

In addition, the Committee had some doubts about the stability of the revised design and drew the Planning Officer's attention to the location of the site within an area that the Town Council was putting forward to Epping Forest District Council for designation as an additional conservation area.

EPF/1593/09 20 Alderton Hill Replacement detached dwelling with
Mr & Mrs S Shah integral garage

The Committee had NO OBJECTION to this application but reiterated its previous comments for EPF/0193/09 and EPF/1371/09 which were:

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.

The Committee added that it saw very little significant difference between this proposal and planning application EPF/1371/09.

EPF/1601/09 30 Albion Hill Certificate of lawful development for a
Mr G Rashid proposed conversion of garage to habitable room

The Committee NOTED this application.

EPF/1604/09 24 Mowbrey Gardens Single storey front extension
Mr Simon Foss

The Committee had NO OBJECTION to this application.

EPF/1605/09 1 The Crescent Rebuild existing detached garage on new
Mr Carne piled raft foundation

The Committee had NO OBJECTION to this application.

EPF/1613/09 3 Oakwood Parade Change of use from bookmakers to
Oakwood Hill tattooists
Mr Marc Fairburn

The Committee had NO OBJECTION to this application.

EPF/1615/09 13 Eleven Acre Rise Erection of a four storey, six bedroom
Mr Pankaj Agarwala house (Revised application)

The Committee OBJECTED to this revised application and reiterated its previous comments for withdrawn application EPF/1038/09 (an amended application to EPF/0912/09) which were:

The Committee OBJECTED to this application, which by virtue of its dimensions and size, was contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan & Alterations. Moreover the proposed development was viewed as having a detrimental impact on neighbouring properties through loss of amenity and light, in addition to an overbearing presence on the surrounding streetscene.

Moreover, the Committee considered the changes were relatively minor regarding its siting in a prominent position at the top of a hill, which added to the overbearing design of the proposed development.

EPF/1621/09 39 Tycehurst Hill Proposed two storey rear extension and
Mr Adam Brooks new vehicular crossover and rear decking

The Committee had NO OBJECTION to this application.

Cllr Chalk left the meeting.

EPF/1629/09 12 Drayton Avenue Rear conservatory
Mrs Denise Bradbury

The Committee had NO OBJECTION to this application.

EPF/1635/09 14 St Johns Road Two storey front extension, single storey
Mr Brendan Murphy rear extension, front porch and loft
conversion

The Committee had NO OBJECTION to this application.

EPF/1645/09 Ambresbury TPO/EPF/42/91
Clays Lane T20 Copper Beech - Fell to ground level
Mr Michael Sheehey and grind resultant stump
T19 Tulip Tree - Remove 2 large laterals
overhanging Clays Lane, remove
deadwood in crown, crown reduce by 25%

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

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

Cllr Chalk rejoined the meeting.

EPF/1673/09 Land adjoining the TPO/EPF/09/99
Vicarage T2 Oak - Remove or reduce lower bough
St Mary's Church which encroaches on rear wall and roof of
Priory Road new property plot 3
Mr Andrew Moore

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/1704/09 1 Cranleigh Gardens Two storey and single storey rear
Mr Ian Lipka extension (Revised application)

The Committee had NO OBJECTION to this application.

EPF/1706/09 Former Woolworths Ground floor extension for proposed class
228 High Road B1 use (Office/Light Industrial) and new
Mr David Shternzis second floor extension to existing retail unit
to provide Class A1 (Retail)/B1 (Offices)
and alterations (Revision to previous
withdrawn application)

The Committee had NO OBJECTION to this application provided planning conditions imposed: (1) the retention of full Use Class A1 (Retail) on the ground floor level, and (2) measures being imposed to obviate potential noise and nuisance to neighbouring properties in The Drive and the High Road.

PL251 Decisions

251.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

Signed

Date: 5th October 2009

LOUGHTON TOWN COUNCIL**PLANNING AND LICENSING COMMITTEE**

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

Present:**Councillors:**

C C Pond (in the Chair)

M R M Chalk

B Glassman

C Davies (from Min. no. PL255.4) T Frankland

R Thomson

Also in attendance:**Councillor:**

D J Wixley (until Min. no. PL256)

Officer: Vivienne Messenger (Planning Clerk)**PL252 Apologies for Absence**

No apologies for absence had been received.

PL253 Confirmation of MinutesThe Minutes of the meeting held on 21st September 2009 were CONFIRMED as a correct record and signed by the Chairman.**PL254 Declarations of Interest**

Cllr Glassman declared a personal and prejudicial interest in EPF/1699/09 as he lived in the vicinity.

Cllr Wixley declared a personal but non-prejudicial interest in Agenda item 5, the East of England Plan, as he was a member of the Epping Forest District Council Area Planning Subcommittee South.

PL255 Matters for Report**255.1 Withdrawn application – EPF/1249/09 – 55 Roundmead Avenue – Erection of new detached garage (Amended application) – Min. no. PL231**

The Committee NOTED this application had been withdrawn by the applicant and that a revised application, EPF/1636/09, would be considered by the Committee at Agenda item 6.

255.2 Notice of Application for a Premises Licence at Cakes and Shakes Loughton, 246B High Road, Loughton, IG10 1RB – Min. nos. PL233.1, PL237 and PL248.1The Committee NOTED that this application had been deferred and it was now due for consideration at the next Epping Forest District Council Licensing Panel meeting in Epping on 5th November 2009. The Committee restated that Cllr Thomson was its nominated representative to speak at this meeting against the premises licence application, and the Committee AGREED to pay his expenses. The Committee regretted the problems encountered by Cllrs Thomson and Howe who attended the previous District Council Licensing Panel meeting on 1st October 2009, only to be subsequently informed outside the meeting that it was no longer on the Agenda, as it had been withdrawn at the applicant's request. Regrettably no prior notification of this had been received from the District Council's Licensing Section, and it was understood the Town Clerk had taken this lapse up with the District Council.**255.3 EPF/0375/09 – Unit 12, Loughton Business Centre, Langston Road – Erection of a palisade fence and access gate on the boundary of units 11 and 12 (Amended application) – Min. no. PL153**

The Committee NOTED the information received from Epping Forest District Council, as it had previously had NO OBJECTION on the original application.

Cllr Davies joined the meeting.

255.4 EPF/1565/09 – 85 Spring Grove – Rear single storey and two storey extensions and loft conversion including front dormer and roof alterations (Revised application) – Min. nos. PL240.1 and PL242

The Committee NOTED the contents of three letters of objection.

The Committee NOTED the amended plan received from Epping Forest District Council but could see no difference between this and the original one previously submitted and was therefore unable to comment further. In light of this the Committee requested a week's extension to the District Council's letter of 30th September 2009, and sought clarification on the amended plan from the District Planning Officer, for its consideration at the next meeting on 19th October 2009.

255.5 Additional Conservation Areas – Min. nos. PL188, PL212.4, PL219.3, PL229.3 and PL239.1

The Chairman informed the Committee that, in conjunction with the Environment and Heritage Committee Chairman, the covering letter for this report had been sent to the Town Clerk to facilitate its presentation to Epping Forest District Council.

PL256 East of England Plan

The Committee asked the Planning Clerk to collate its comments from this meeting for inclusion on the next Agenda to enable a response to be submitted to EERA before the consultation ended on 24th November 2009.

Cllr Wixley left the meeting.

PL257 Planning Applications

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

EPF/1335/09	27 Traps Hill	Part single/part two storey side extension, additional ensuite to first floor and internal alterations to bedroom/bathroom layouts
	Mrs Amanda Cameron	

The Committee had NO OBJECTION to this application but was concerned about the persistent problem of excess surface water in this area from a leakage at the front of this site. As a consequence of this, a constant source of mud deposited on the road surface of Traps Hill posed a frequent highway hazard. In view of this danger, the Committee asked the District Council for a condition requiring remediation before works began and controlling the movement of lorry traffic using the hill.

EPF/1432/09	47 Neville Way	Erection of a conservatory attached to rear of house
	Mr Matthew Mcfarlane	

The Committee had NO OBJECTION to this application.

EPF/1526/09	8 The Uplands	First floor side extension, ground floor single storey front and rear extensions. New roof to side addition
	Mr James Arrowsmith	

The Committee had NO OBJECTION to this application.

EPF/1636/09	55 Roundmead Avenue	Erection of new detached garage (Revised application)
	Mr Roger Genis	

The Committee had NO OBJECTION to this application.

EPF/1641/09 38 Chigwell Lane Conversion and change of use of existing showroom to caretaker's flat
Mr Baljit Virk
The Committee had NO OBJECTION to this application but asked the District Council to impose a condition such that the use of the proposed caretaker's flat was tied to the current business of the owner of the premises.

EPF/1699/09 91 Tycehurst Hill Two storey and first floor extensions at the front, raising of roof by 0.35m, and erection of front dormer and two rear dormers
Mr Antony Shine
(Amended application)

Cllr Glassman left the meeting for this item only.

The Committee had NO OBJECTION to this amended application but reiterated its concerns expressed on the previous planning application EPF/0701/09 which were:
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/1701/09 9 Newnham Close Certificate of lawful development for a proposed rear dormer window and alterations to roof
Mr Adrian Clayfield

The Committee NOTED this application.

EPF/1714/09 14 Hillcrest Road Two storey side extension and conversion of garage into habitable room, replace conservatory with single storey pitched roof extension and alteration to form central addition on front main roof. Raised decking to rear
Mr Alex Alexandrou

The Committee had NO OBJECTION to this application.

EPF/1739/09 18 Dunmow Close Single storey front extension
Mrs Gina Prior

The Committee had NO OBJECTION to this application.

EPF/1741/09 11 Forest View Road New first floor side dormer window
Mr Blank

The Committee had NO OBJECTION to this application.

EPF/1743/09 5 Fairmeads Two storey side extension
Mr Dean Hooke

The Committee had NO OBJECTION to this application but expressed a concern at the loss of a tree from the site which it would like to be replaced elsewhere in the garden.

EPF/1747/09 1 to 14 Collins Court T1 Yew - Reduce height by approx 2m and
Lower Park Road upper crown by approx 1.5m
Mr Jack Wooster

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/1804/09 55 Baldwins Hill

Mr Howard Wise

Oak - Crown reduction of up to 25% especially on the south side of the tree

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

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.

Moreover, the Committee further drew the District Council arboricultural officers' attention to the oak tree's prominence on the streetscene at this locality, which was within a conservation area.

PL258 Decisions

258.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL259 Planning Enforcement

259.1 Candy Café, 238 High Road – Change of Use

The Committee instructed the Planning Clerk to write to Epping Forest District Council's Planning Enforcement Officers regarding the change of use at these premises, which appeared to have A1 Use Class, to seek clarification from the Local Planning Authority on this matter.

It was AGREED that a standing agenda item '*Planning Enforcement and Compliance*' would be inserted at future meetings to allow for alleged infractions to be brought to the attention of the Committee. Councillors were asked to raise any concerns regarding enforcement and compliance issues with the Planning Clerk as they arose.

Signed

Date: 19th October 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

C Davies

B Glassman

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

3 members of the public

PL260 Apologies for Absence

Apologies for absence had been received from Cllr Frankland.

PL261 Confirmation of Minutes

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

PL262 Declarations of Interest

Cllr Pond declared a personal but non-prejudicial interest in EPF/1630/09 as he was slightly acquainted with a person who resided in the vicinity.

PL263 Planning Applications

The Committee AGREED to bring forward the following planning application EPF/1630/09, as members of the public were interested in this item.

EPF/1630/09 Rear gardens of Detached chalet bungalow

92/94 Roding Road

Mr Narinder Sahota

Cllrs Chalk, Davies, C C Pond and Thomson 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 four letters of objection.

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

The Committee OBJECTED to this application and reiterated its previous comments given on planning application EPF/0409/08 which were:

The Committee OBJECTED to this application which was contrary to Policies 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.

In addition, the Committee considered the proposed development was a bungalow in theory only, owing to the roof elevations that incorporated four dormer windows in the design (one on each side of the pitched roof), resulting in the overlooking of neighbouring properties. It also considered the block plan to be inaccurately drawn and noted apparent discrepancies on the footprint of the dwelling on the plans shown.

Moreover, concern was expressed that the proposal introduced an unsympathetic change at this locality by its siting in the rear garden, which was out of character with properties in the immediate vicinity and set a precedent.

Therefore, the Committee considered the development would harm the character and appearance of the area, by virtue of its size, siting, and poor relationship with other neighbouring properties, contrary to Policies DBE (i) & (ii) and DBE 2, in addition to the above mentioned policies of Epping Forest District Council's adopted Local Plan and Alterations.

PL264 Matters for Report

264.1 EPF/1565/09 – 85 Spring Grove – Rear single storey and two storey extensions and loft conversion including front dormer and roof alterations (Revised application) – Min. nos. PL240.1, PL242 and PL 255.4

The Committee CONFIRMED the comments made to Epping Forest District Council by the Planning Clerk under delegated powers owing to time constraints on this planning application, which were as follows:

The Committee reiterated its previous comment that it had NO OBJECTION to this planning application. However, as the amended block plan had altered the positions of nos. 85 and 89 Spring Grove relevant to each other, it appeared that the proposed development might have a more detrimental impact on the neighbouring property at no. 89.

264.2 Notice of Appeal – EPF/1371/09 – 20 Alderton Hill – Replacement detached dwelling with integral garage (Resubmission)

The Committee NOTED the appeal.

264.3 Candy Café, 238 High Road – Change of Use – Min. no. PL259.1

The Committee NOTED the information received from Epping Forest District Council Planning Enforcement that the owner had indicated a planning application would be submitted for a mixed use of A1 and A3 Use Classes.

264.4 Notice of Application for a Premises Licence at Cakes and Shakes Loughton, 246B High Road, Loughton, IG10 1RB – Min. nos. PL233.1, PL237, PL248.1 and PL255.2

The Committee NOTED Epping Forest District Council's confirmation that this application had been deferred and was now due for consideration at the next District Council Licensing Panel meeting in Epping on 5th November 2009. The Committee restated that Cllr Thomson was its nominated representative to speak at this meeting against the premises licence application, and the Committee AGREED to pay his expenses.

PL265 East of England Plan > 2031

The Committee AGREED to submit the following response to the East of England Regional Assembly.

The Committee expressed general support for scenario 1 but made the following comments on issues affecting Loughton:

Geographically, there was constricted expansion space in Loughton, with Epping Forest (SSSI) on one side and green belt land adjacent to the River Roding and its flood plain on the other. The Committee would object very strongly to any green belt development between Loughton and Theydon Bois.

The 'green/open spaces' in the town were locally much valued and were deliberately factored into the planning of the Debden estate when it was being built 60 years ago, for resident use and localised amenity space. It was important to the local communities these should be retained rather than used for small scale developments and the Town Council would object strongly to any development.

Any substantial building/development programme would require a well planned supporting infrastructure in place to meet the needs of new communities. It was essential to provide adequate schools, public transport, doctors and dentists, etc, as these services were already under considerable pressure from the existing populace. The small-scale building/development projects that were taking place constantly in the local area were already putting a strain on the local services and amenities, and caused increased highway congestion and parking problems with on-street parking that led to obstructions for road users.

Regarding the use of 'brownfield' sites and 'back garden' developments, existing planning controls needed to be strictly adhered to, to avoid cramming too many flats/small houses onto any one plot with this over-intensification that would be detrimental to the surrounding streetscene. Such developments in gardens had a deleterious affect on the ecology, amenity and quality of life of the town.

The Committee considered that it was very important to retain and improve the quality of life for existing residents and recognised its responsibility to represent residents' views in this regard.

As a general comment concerning the integrity of the Metropolitan Green Belt, it was of great concern to members that there should always be careful consideration of the full implications for neighbouring parishes before local councils decided to positively promote or make no objection to the building of substantial developments of flats and/or affordable housing projects on green belt land in their locality.

PL266 Planning Applications

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

EPF/1716/09	Beechlands 42 Alderton Hill Southend Care Limited	Renewal of outline planning permission for the erection of a private dwelling house for the proprietor of 'Beechlands'
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Cllrs Chalk, Davies, C C Pond and Thomson 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 but drew the District Council's attention to its concern on the apparent discrepancy in the wording within the application between the erection of the development for the "proprietor" of Beechlands" and "the house is intended to be occupied and used 'in association' with Beechlands".

EPF/1740/09	19 Dunmow Close Mr Paul Prior	Revised proposed dwelling house - addition of ground floor front projection and minor elevation changes
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The Committee had NO OBJECTION to this application but expressed a concern that the application was retrospective, as the work had already been completed.

EPF/1751/09	The Lindy House Steeds Way Mr Brian Ceconi	First floor side extension, ground floor front extension and enlargement of first floor decked area
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The Committee had NO OBJECTION to this application but would like the original design elements, such as railings and posts, to be retained in this conservation area application where possible.

EPF/1809/09 5 High Beech Road New pitched roof to front to accommodate
Mr William Fox rooms in roof space (Revised application)
The Committee had NO OBJECTION to this application.

EPF/1811/09 244 High Road New roller shutter to front and rear facade
Cult Retail
Cllrs Chalk, Davies, C C Pond and Thomson 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.

EPF/1815/09 54 Southern Drive Two storey side and rear extension,
Deborah Reynolds detached games room in rear garden
The Committee had NO OBJECTION to this application provided planning conditions
requiring the installation of adequate sound insulation were imposed by the District
Council, regarding a concern about the size and bulk of the games room and its effect
on neighbouring properties from possible noise disturbance.

EPF/1834/09 26 Wellfields Pitched roof to existing flat roof building
Mr J Johal
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it considered the height of the
proposed pitched roof was excessive for a garden structure and would have a
detrimental visual impact on adjacent properties at nos. 24 and 28 Wellfields. The loss
of amenity and potential for disturbance the development posed was therefore deemed
to be contrary to Policies DBE 9 (i) & (iv) of Epping Forest District Council's adopted
Local Plan and Alterations.

EPF/1838/09 15 Connaught Avenue TPO/EPF/12/92
Bob Dellar T1 Lime - Reduce crown 30%, remove
deadwood, remove stem suckers, crown lift
by removing lowest limb over garden,
balance crown

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/1840/09 2 The Chase TPO/EPF/04/98
Mr Marc Bruce T1-T6 Black Poplar - Fell
Cllrs Chalk, Davies, C C Pond and Thomson 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 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/1849/09 2 Oakwood Hill Industrial Estate Oakwood Hill
Mr Keith Henshaw

Erection of two x steel framed extension shelters, incorporating the installation of two x high speed shutter doors. Extension shelters to have plastisol sheet cladding to match cladding on the existing original building

The Committee had NO OBJECTION to this application.

EPF/1855/09 62 Church Lane
Mr William Hayward

TPO/EPF/10/88
T1 Holly - Reduce height by approx 6m and reshape. Lightly trim sides and tidy

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

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

In addition, the Committee drew the District Council's arboricultural officers' attention to the amount of reduction applied for in these tree works.

EPF/1859/09 64 Algiers Road
Mr Ian Brigstocke-Williams

Certificate of lawfulness for proposed hip to gable roof alterations and rear dormer window in a loft conversion

The Committee NOTED this application.

EPF/1861/09 25 Brooklyn Avenue
Mr & Mrs Jennings

Certificate of lawful development for proposed side dormer windows in a loft conversion

The Committee NOTED this application.

EPF/1866/09 63 The Lindens
Mr F Crossley

Certificate of lawful development for a proposed single storey rear extension

The Committee NOTED this application.

EPF/1874/09 22 Brooklyn Avenue
Mrs Sarah Bradley

TPO/CHI/02/70
Oak (diseased) - Crown reduce by 30%, remove deadwood, crown clean

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

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

EPF/1876/09 72 Alderton Hill
Ms Shireen Pope

Erection of gates and railings to front of property

The Committee OBJECTED to this application owing to the visual impact of the design of the gates and railings, and considered it was therefore contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan and Alterations.

Moreover, the Committee was concerned about the proposal's impact on the grounds of highway safety, because of the site's location fronting a bend on a main road between two busy junctions increasing the need of those entering and exiting the property to have clear and unhindered views of the oncoming traffic.

EPF/1898/09 16 Clays Lane

Mr Gurjit Panesar

TPO/EPF/42/91

Monterey Cypress (diseased) - Fell

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

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

EPF/1905/09 7 The Greens Close

Mrs T Crossman

Certificate of lawful development for existing hip to gable roof alteration and rear dormer window in a loft conversion

The Committee NOTED this application.

EPF/1943/09 Connaught Mews**124 High Road**

Mr Paul Lyons

TPO/EPF/19/97

T1 Horse Chestnut - Selective pruning

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.

PL267 Decisions**267.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

PL268 Planning Enforcement and Compliance

Councillors raised three concerns regarding enforcement and compliance issues for inclusion on the next Agenda.

Signed

Date: 2nd November 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

B Glassman

C Davies

R Thomson

Cllr Frankland

Also in attendance:

Councillor:

R E Brookes (left during Min. no. PL272)

Officer: Vivienne Messenger (Planning Clerk)

9 members of the public

PL269 Apologies for Absence

No apologies for absence had been received.

PL270 Confirmation of Minutes

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

PL271 Declarations of Interest

Cllr Brookes declared a personal but non-prejudicial interest in EPF/1952/09 as she was the ward councillor and had had contact with constituents who resided in the vicinity.

Cllr Brookes declared a personal and prejudicial interest in EPF/1803/09 as she had been a friend of the late Mrs Strevens and knew the applicant as well.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1952/09 as he had been contacted by constituents.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1803/09 as he was slightly acquainted with the applicant.

PL272 Planning Applications

The Committee AGREED to bring forward the following planning applications EPF/1952/09 and EPF/1803/09, as members of the public were interested in these items.

EPF/1952/09 39 The Lindens

Mr Paul Marianayagam

Two storey rear extension, loft conversion and conversion of garage into habitable room

Cllrs Brookes, Chalk, Davies, C C Pond and Thomson 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 five letters of objection.

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

The Committee OBJECTED to this application owing to the sheer bulk of the proposed works in this corner development, which would cause substantial overlooking and loss of privacy to neighbouring properties, particularly no. 38 The Lindens, caused by the obtrusion of a rear dormer and front facing velux windows, as well as a balcony that extended across most of the first floor rear elevation. The Committee also considered the development would have a deleterious effect on the surrounding streetscene totally transforming its existing character. It was therefore deemed to be contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) & (ii) of Epping Forest District Council's adopted Local Plan and Alterations.

Moreover, the loss of the garage combined with the lack of adequate parking provision to be provided would only serve to exacerbate onstreet parking at this locality.

The Committee was also concerned to read, in an accompanying letter from the applicant, that the District Council Planning Officer was said to have approved "in principle" this planning application.

Cllr Brookes left the meeting.

EPF/1803/09	8 Lower Park Road Ms Bridget Strevens- Marzo	Construction of boundary wall in the garden to divide the property in two. Creation of new dwelling house in the garden. Renovation of existing garage. Creation of new driveway and vehicle access including new gates
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Cllrs Chalk, Davies, C C Pond and Thomson 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 a letter of objection.

The Committee OBJECTED to this application because, despite appreciating the architect's sympathetic and ecologically sound design, the proposed dwelling extended fully 40 feet beyond the existing property, and was therefore contrary to Policies DBE 1 (i) and DBE 3 (v) of Epping Forest District Council's adopted Local Plan and Alterations. The Committee was also concerned this 'back garden' and backland development would set a precedent.

PL273 Matters for Report

273.1 Withdrawn application – EPF/1513/09 – 66 Valley Hill – Outline planning application for the construction of a new dwelling – Min. no. PL242

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

273.2 Notice of Appeal Hearing – EPF/0564/09 – Ladbrokes, 276 High Road – 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 – Min. nos. PL166 and PL219.1 and PL240.2.

The Committee NOTED the appeal.

273.3 Notice of Appeal – EPF/1362/09 – Reserved matters application for the erection of a detached dwelling in the rear garden of care home for proprietor of 'Beechlands' – Min. no. PL231

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 could not see any marked difference between this design and its predecessor that was rejected on appeal. In addition, the Committee expressed

concern about the apparent lack of site access for emergency vehicles. Members also sought assurances from the District Council that the new development should be restricted solely to the purposes of residency in connection with the nursing home and not allow a subsequent independent sale.

273.4 iPlan – Epping Forest District Council's Interactive Planning Website – Min. no. PL239.2

The Committee AGREED to nominate Cllr C C Pond as its representative to attend the iPlan meeting, with the Planning Clerk, at the Epping Forest District Council Civic Offices in Epping on Thursday 12th November 2009 at 2.30pm, and to pay any expenses.

273.5 Additional Conservation areas – Min. no. PL255.5

The Chairman reported that a letter had been sent to Epping Forest District Council (reply awaited) and that Graham Tite, Essex County Council Senior Historic Buildings Advisor, was impressed with the work carried out.

273.6 EPF/1335/09 27 Traps Hill – Part single/part two storey side extension, additional ensuite to first floor and internal alterations to bedroom/bathroom layouts

The Planning Clerk reported that the District Council Planning Officer had confirmed the water leakage problem at the front of this site was not a planning matter and had received confirmation that it would be dealt with by Essex County Council Highways.

273.7 Olive Tree, 258 High Road – Licence Application – Min. no. PL337.1 (2008)

The Committee was extremely concerned to learn that a licence application to extend restaurant facilities into the adjacent shop had been submitted to Epping Forest District Council. The notification period had closed and it appeared the licence would be granted, as no objections had been received.

The Planning Clerk further reported that the applicant had advertised the Licence Application in the Epping Forest Independent – a free newspaper distributed to only 4,631 households in the IG10 area out of a possible 14,190 in this town. Additionally no reference to the announcement was found on either the newspaper website, which was not 'live', or the group paper's website.

Consequently the Committee considered that this application had not been adequately advertised and sought the urgent attention of both the Epping Forest District Council's Chairman of the Licensing Committee and Head of Licensing to ensure that the application was given proper consideration.

273.8 4 Church Hill – partial Change of Use – Min. no. P287 (2002)

The Planning Clerk informed the Committee that she had received confirmation that Epping Forest District Council's Planning Enforcement Officers would investigate whether a partial change of use from A1 Use Class had occurred at these premises.

PL274 Planning Applications

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

EPF/0856/09 147 Forest Road Rear conservatory
Mr Benjamin Sack

The Committee had NO OBJECTION to this application.

EPF/1255/09 124 Colson Road Single storey rear extension
Mr Andrew Howard

The Committee had NO OBJECTION to this application.

EPF/1647/09 81 The Lindens Conversion of most of garage to living room, and erection of frontwards extension to existing garage
Dr K Arunasalam

The Committee had NO OBJECTION to this application.

EPF/1742/09 147 High Road Internally illuminated projecting sign and
Mr Ian Rintoul box wall mounted sign

The Committee OBJECTED to this application as it considered the wall mounted illuminated box was overly large, did not like the illuminated projecting sign and sought a 50 percent reduction on the proposed illuminance level for the latter sign.

Furthermore, 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/1836/09 Car Park Retention of existing car wash use in part
Sir Winston Churchill of car park and associated storage
The Broadway container
Mr Cosentino

The Committee had NO OBJECTION to this application but were concerned it was retrospective, and would like to see a separate planning application to regulate current signage at the site.

EPF/1884/09 29 Colebrook Lane Single storey rear conservatory extension
Mr Simon Child

The Committee had NO OBJECTION to this application.

EPF/1900/09 67 Tycehurst Hill Retrospective application for retention of
Mrs Paula Hussey front boundary wall and gates

The Committee had NO OBJECTION to this application, but regretted its retrospectivity, and requested a suitable planting condition behind the proposed wall and railings in order to soften its impact on the streetscene.

EPF/1938/09 19 Queens Road Rear dormer to loft conversion with
Mr Sam Monk rooflights to front

The Committee had NO OBJECTION to this application but considered the proposed velux windows should be of a conservation style to safeguard the streetscene as the site faced a conservation area. The Committee also noted an apparent discrepancy that mentioned no.21 instead of no.19 on the plans.

EPF/1951/09 103 Grosvenor Drive Two storey side extension
Mr Iain Bass

The Committee had NO OBJECTION to this application.

EPF/1965/09 51 Valley Hill Erection of wall and metal railings to
Mr Rajinder Larr boundary of front garden (Revised
application)

The Committee had NO OBJECTION to this application but requested a suitable planting condition behind the proposed wall and railings in order to soften its impact on the streetscene.

EPF/1975/09 85 Spring Grove Rear single and two storey extensions, loft
Mrs Angela Lumb conversion and front porch and garage
extension (Revised application)

The Committee could find no change in the submitted plans to the previously amended plan on application EPF/1565/09 (Min. no. PL264.1), and reiterated its previous comments made which were:

The Committee reiterated its previous comment that it had NO OBJECTION to this planning application. However, as the amended block plan had altered the positions of nos. 85 and 89 Spring Grove relevant to each other, it appeared that the proposed

development might have a more detrimental impact on the neighbouring property at no. 89.

EPF/1987/09 55 Goldings Road
Ann Hurfurt

Certificate of lawful development for a proposed single storey rear extension. (Existing brick shed to be demolished)

The Committee NOTED this application.

EPF/1992/09 5 Barrington Road
Mr Jamie Robinson

Rear dormer and part two, part single storey rear extension

The Committee had NO OBJECTION to this application but were concerned about the ungainly appearance of the rear elevation on neighbouring properties.

PL275 Decisions

275.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL276 Planning Enforcement and Compliance

No reports had been received.

Signed
Date: 16th November 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

Cllr Frankland

B Glassman

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL277 Apologies for Absence

No apologies for absence had been received.

PL278 Confirmation of Minutes

The Minutes of the meeting held on 2nd November 2009, amended from those circulated at PL274 EPF/1975/09 to read: "The Committee could find no change...", were also amended at the following items:

PL272 EPF/1803/09 to read: "The Committee NOTED the contents of a letter of objection."

PL274 EPF/1975/09 lines 2 to 3 to read: "...and reiterated its previously made comments, which were:"

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

PL279 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1949/09 and EPF/1990/09 by virtue of being a county councillor.

Cllr Thomson declared a personal but non-prejudicial interest in EPF/2072/09 as he knew the site owner who was also the owner of the block he resided in.

PL280 Matters for Report

280.1 Notice of Appeal – EPF/1285/09 – 88 Lawton Road – First floor extension to bungalow to form two storey dwelling – Min. no. PL223

The Committee NOTED the appeal.

280.2 Notice of Application for a Premises Licence at Cakes and Shakes Loughton, 246B High Road, Loughton, IG10 1RB – Min. no. PL264.4

Cllr Thomson reported to the Committee that he addressed the Licensing Sub-Committee meeting on 5th November 2009 and provided objections to the premises licence. Nevertheless the licence was granted, although with reduced trading hours and a number of conditions.

280.3 Olive Tree, 258 High Road – Licence Application – Min. no. PL273.7

The Planning Clerk reported that the licence had been granted by the District Council and reiterated that the applicant had advertised the Licence Application in the Epping Forest Independent – a free newspaper distributed to only 4,631 households in the IG10 area.

Upon further investigation however, it had been established that only 770 had potentially been circulated to the immediate vicinity of the premises, covered by postcode sector IG10 1. It was also noted that even though one of the Committee

members lived opposite the restaurant and two others also lived within this postcode sector, they had never received this free newspaper. Likewise nor had another committee member present, who was a Loughton resident in postcode sector IG10 3 that had a higher distribution number. In view of this, the Committee had grave concerns that such a low distribution figure out of over 14, 190 households, combined with sporadic delivery, constituted an acceptable notification to persons residing in the vicinity. Further clarification would be sought.

280.4 iPlan – Epping Forest District Council's Interactive Planning Website – Min. no. PL273.4

Following the special meeting of the Local Councils' Liaison Committee on iPlan, the Chairman reported that the District Council was firmly behind e-planning and believed this was the way forward. However, recognising that a number of improvements to iPlan's functionality were evident from the generally positive feedback of members present, technology was not yet in place for the move to paperless planning committee meetings. Concerns were mooted over the lack of equipment, and indeed even broadband capability at venues, that hampered the smaller parish councils, while too much information to process by staff into a viable workable committee format were expounded by the busier town councils.

Epping Forest District Council stated that there were still significant technical difficulties of moving over completely to using the government's Planning Portal, which was considered 'years' away. The two systems were incompatible with each other, and until these technical problems could be overcome, the District Council would be moving forward with iPlan. It restated there was no immediate intention to abandon paper copies.

280.5 Environmental concerns on planning applications – Min. no. PL146.4

No reply had yet been received from the District Council however, the Planning Clerk reported her contact with the recently appointed District Council Environmental Coordinator within Planning, who confirmed this should be dealt with imminently.

280.6 Additional Conservation areas – Min. no. PL273.5

The Committee NOTED the response received from Epping Forest District Council and deferred this item to the next meeting for proper consideration.

PL281 Planning Applications

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

EPF/1819/09	Land adjacent to 11 Barfields Path Ms Sue Holmes	Erection of a three bedroom detached house
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The Committee had NO OBJECTION to this application but expressed a concern on the parking provision proposed, as onstreet parking was severely restricted at this location. The proposed new crossover, enabling vehicle access to a planned parking bay on the site, would set an undesirable precedent, inconvenience neighbours, and cause considerable erosion of the greensward.

EPF/1949/09	276 High Road Domino's Pizza Group Ltd	Change of use to A5 (Hot food takeaways) and single storey rear extension
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In light of the Inspector's decision to allow the appeal and grant planning permission for the change of use from Class A2 to A5, the Committee saw no point in objecting on principle. However, it would wish to object unless the District Council was minded to impose the following planning conditions which included: the containment and control of refuse; facilities for the disposal of litter outside the shop; cleaning of the premises and its curtilage; installation of proper fume control equipment. Since the shop would be an operating base for delivery vehicles, the committee asked the LPA to impose a Section 106 Agreement of around £50,000 for town centre enhancement, towards

improving vehicle parking near the premises.

EPF/1990/09	Loughton Sports Centre Rectory Lane Mr Sav Atkar	Demolition of Loughton Sports Centre. Proposal for 85 bed care home development with car parking and landscaped secure garden areas
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The Committee was concerned that this large development would adversely affect the setting of Loughton Hall, a listed building immediately adjacent to the proposed site, and therefore OBJECTED to this application which was contrary to Policy HC 12 of Epping Forest District Council's adopted Local Plan and Alterations. It also regretted the loss of so many trees to facilitate the proposed project. Moreover, part of the site was zoned in the District's Local Plan as Urban Open Space.

The Committee considered the proposed erection of 1.8 metre high metal balustrade boundary fencing would have a serious and harmful effect on the adjoining listed building. In addition, the plans showed the erection of a 4 metre high wall that blocked continued access to the footpath running from Borders Lane to Loughton Hall and Rectory Lane, and sought its protection and retention.

The Committee was extremely disappointed by the possible loss of a busy, established and important community sports centre, partly paid for by public subscription, which had been compounded by the closure of other sports facilities in the district, with no guarantee of these ever being replaced. It was felt the removal of this sports facility was in stark contrast to the government's current 'Change 4 Life' scheme promoting health and fitness for all within the community.

Additionally, in light of comments made by the local PCT that the continued expansion of care homes caused undue strain on the present health care system in the district, the Committee considered the present proposal was undesirable, and that there was no demonstrable need for an additional care home of this size.

However, if the District Council was minded to grant this planning application, the Committee suggested every effort should be made to ensure that a very considerable Section 106 contribution of around £500,000 be sought, and used towards the health and sports infrastructure in order to replenish the benefit to the town that would have been lost.

Planning conditions should be imposed to protect the footpath, and to improve the appearance of the proposed fences.

EPF/2001/09	66 Church Hill Mr Nick Toye	Ground floor rear extension and loft conversion with rear dormer window
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The Committee had NO OBJECTION to this application but sought a condition for the velux windows to be installed on this pleasant Victorian house to be of conservation-style.

EPF/2061/09	78 River Way Ms Jane Smith	Ground floor rear extension
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The Committee had NO OBJECTION to this application but asked the District Council to regulate the building working times to ensure the protection of the amenities of the occupants in the other maisonette.

EPF/2070/09	92 Goldings Road Mr Anthony Young	Loft conversion with rear dormer
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The Committee had NO OBJECTION to this application but expressed a concern on the possible overlooking of neighbouring properties from the proposed loft conversion.

Additionally, the Committee asked the District Council to regulate the building working times to ensure the protection of the amenities of the occupants in the other maisonette.

EPF/2072/09 299 High Road Change of use from A1 (retail) to A2 use
Metropolitan & City (foreign currency specialists)
Properties (Loughton) Ltd

Cllrs Chalk, C C Pond and Thomson 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 but sought a condition to be imposed by the District Council that if this Change of Use was granted it should be solely for this particular use and should not permit any other type of A2 use allowable in Class A2. The Committee was also concerned that adequate security measures should be installed for this financial institution.

PL282 Decisions

282.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL283 Planning Enforcement and Compliance

The Committee NOTED the report.

Signed

Date: 30th November 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

C C Pond (in the Chair)		
M R M Chalk	C Davies (from Min. no. PL286)	T Frankland
B Glassman	C P Pond (as substitute for Cllr Thomson)	

Officer: Vivienne Messenger (Planning Clerk)

PL284 Apologies for Absence

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

PL285 Confirmation of Minutes

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

Cllr Davies joined the meeting.

PL286 Declarations of Interest

No declarations of interest were made.

PL287 Matters for Report

287.1 EPF/1949/09 – 276 High Road – Change of use to A5 (Hot food takeaways) and single storey rear extension – Min. no PL281

The Committee viewed the amended plans but did not consider the use of a garage as a suitable storage space for refuse and felt this only served to reinforce its previous comments made which were:

In light of the Inspector's decision to allow the appeal and grant planning permission for the change of use from Class A2 to A5, the Committee saw no point in objecting on principle. However, it would wish to object unless the District Council was minded to impose the following planning conditions which included: the containment and control of refuse; facilities for the disposal of litter outside the shop; cleaning of the premises and its curtilage; installation of proper fume control equipment. Since the shop would be an operating base for delivery vehicles, the committee asked the LPA to impose a Section 106 Agreement of around £50,000 for town centre enhancement, towards improving vehicle parking near the premises.

287.2 Withdrawn applicants – EPF/1641/09 – 38 Chigwell Lane – Min. no. PL257 and EPF/1876/09 – 72 Alderton Hill – Min. no. PL266

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

287.3 Additional Conservation areas – Min. no. PL280.6

The Chairman reported he would draft a response to Epping Forest District Council which would be circulated to the Committee with the next Agenda for its consideration.

287.4 EPF/1975/09 – 85 Spring Grove – Rear single and two storey extensions, loft conversion and front porch and garage extension (Revised application) – Min. no. PL274

The Committee had nothing further to add to its previous comments which were:

The Committee could find no change in the submitted plans to the previously amended plan on application EPF/1565/09 (Min. no. PL264.1), and reiterated its previous comments made which were:

The Committee reiterated its previous comment that it had NO OBJECTION to this planning application. However, as the amended block plan had altered the positions of nos. 85 and 89 Spring Grove relevant to each other, it appeared that the proposed development might have a more detrimental impact on the neighbouring property at no. 89.

287.5 Environmental concerns on planning applications – Min. no. PL280.5

The Planning Clerk was asked to pursue a response to a letter dated 11th November 2009 sent to the District Council Environmental Coordinator within Planning.

PL288 Planning Applications

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

EPF/1805/09 246B High Road Illuminated fascia sign
Mr Ghulam Alahi

The Committee was strongly critical that this retrospective planning application was advertising an unauthorised Change of Use at the premises. It was also concerned over the brilliance of the stated illuminance levels and requested that, if the business at the premises is eventually authorised by planning permission, these levels be halved.

Furthermore, the Committee made a general comment that it would like to see restrictions on the overnight illumination of signs in shopping centres with a recommendation that in this instance, as its normal recommended time limit of 11.30pm would be exceeded by the licensed opening hours, the illuminated signage be turned off half an hour after the shop's closing time.

EPF/1986/09 36 Church Lane Two first floor rear extensions and loft
Mrs Rabina Chouhan conversion with three rear dormers

The Committee had NO OBJECTION to this application but was concerned that neighbouring properties in the adjoining roads of Hilltop and Hill Top Place would be overlooked by the proposed development.

EPF/2028/09 11 The Crescent Certificate of lawfulness for existing
Mr Marco Costantino outbuilding to be used as ancillary residential accommodation

The Committee NOTED this application and also NOTED that the proposed use appeared to be precluded by the previous planning approval EPF/0360/08.

EPF/2066/09 8 Englands Lane Rear conservatory
Mr & Mrs A Perkins

The Committee had NO OBJECTION to this application.

EPF/2097/09 61 Alderton Hill Certificate of lawful development for a
Mr Ray Ruff proposed single storey rear extension

The Committee NOTED this application.

EPF/2099/09 27 Connaught Avenue Two storey rear extension, first floor front
Mr & Mrs Simon Childs extension and front porch extension

Cllr C C Pond declared a personal but non-prejudicial interest in this item as he was acquainted with the applicant's agent.

The Committee had NO OBJECTION to this application but expressed a concern on the overbearing nature of the side elevation of the rear extension to nos. 16 and 18 Forest View Road, which might therefore be adversely affected by the proposed works.

EPF/2101/09 16 Hillyfields Certificate of lawful development for a
Mr Tony Scott proposed hip to gable roof extension and
rear dormer window in a loft conversion

The Committee NOTED this application.

EPF/2106/09 Toulas Change of use from A1 to A5 to act as
169 High Road extension to Loughton BBQ at 171 High
Mr Hasan Dagdelen Road, Loughton

The Committee OBJECTED to this application owing to the loss of an A1 Use Class premises in a key frontage retail area within Epping Forest District Council's adopted Local Plan and Alterations, that was also located close to one of the town's main retail outlets.

EPF/2121/09 38 The Avenue Demolition of existing single storey
Mr & Mrs Adam Ellis outbuildings to the rear and side of main
house and erection of single storey side
and rear extensions

The Committee had NO OBJECTION to this application.

EPF/2137/09 56 Upper Park Second storey rear extension with mansard
Sailesh Patel roof and loft conversion

The Committee found it difficult to evaluate the effect of the proposed development on the neighbouring properties in Upper Park, and the adjoining roads of Northfields and Nursery Road, owing to the small block plan submitted which was a cause for concern. It drew the planning officer's attention to this matter. The Committee also saw no evidence of a mansard roof on the accompanying plans.

EPF/2140/09 37 Upper Park Certificate of lawful development for a
Mr Paolo Ingrao proposed single storey rear extension

The Committee NOTED this application.

EPF/2143/09 52 Church Lane Proposed remodelling and alterations to
Mr Andrew Sharp existing house, including extending existing
garage and two proposed pitched roof
dormers (Revised application)

The Committee had NO OBJECTION to this application.

EPF/2153/09 41 Harwater Drive Single storey side and rear extension
Mr Eric Garcia

The Committee had NO OBJECTION to this application but expressed a general concern over parking facilities at this site.

EPF/2181/09 56 Stonards Hill Single storey rear extension
Mr Kevin Benstock

The Committee had NO OBJECTION to this application.

EPF/2185/09 1 Alderton Mews TPO/EPF/41/88
Alderton Hill Pine - Fell and replace
Mr Adam Waldman

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 commented on the lack of information provided on the plans.

EPF/2191/09 10 Monkchester Close TPO/EPF/07/91

Mr Derek Galliers T12 Oak - Fell

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

EPF/2201/09 1 Woodbury Hill

Mrs B Long

T1 and T2 Oak - Reduction of lateral branches overhanging the property's driveway by approx 1.5m
T3 Prunus - 40% crown reduction

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

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

288.2 Planning Applications provided for information only

The Committee NOTED these applications regarding the discharge of planning conditions.

PL289 Decisions

289.1 Decisions by Epping Forest District Council

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

PL290 Planning Enforcement and Compliance

The Committee NOTED the reports.

PL291 Estimates for 2010/11

The Committee AGREED that no additional funding was necessary to those reserves already earmarked for the Town Design Statement. The Committee proposed the introduction of a new design award scheme to enable the Town Council to reward and encourage examples of either good design or significant improvements made to an existing design, and asked for budgetary provision of around £500 to facilitate the scheme. If budgetary provision could be made, the Committee would consider details of the scheme at a subsequent meeting.

Signed

Date: 14th December 2009

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Present:

Councillors:

C C Pond (in the Chair)
M R M Chalk (from Min. no. PL295) C Davies T Frankland
B Glassman (from Min. no. PL293) R Thomson

Officer: Vivienne Messenger (Planning Clerk)

1 member of the public

PL292 Apologies for Absence

No apologies for absence had been received.

Cllr Glassman joined the meeting.

PL293 Confirmation of Minutes

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

PL294 Declarations of Interest

No declarations of interest were made.

The Committee AGREED to bring forward Supplementary Agenda item 9, as a member of the public was interested in this item.

Cllr Chalk joined the meeting.

PL295 Licensing Application

PL295.1 Notice of Application to review the Premises Licence at Minx, 126 High Road, Loughton, IG10 4BE.

The Committee NOTED the contents of a letter of concern from a member of the public residing in the vicinity of these premises.

Members supported the concerns of the local resident over noise late at night from patrons and frequent broken glass outside Minx over the weekends. The issues raised were reinforced by members, who had also experienced similar problems. The Committee strongly supported the complaints made by the police on its application for a review of the premises licence.

The Committee considered the offences indicated in the application were so serious as to warrant the revocation of the licence, and asked the District Council Licensing Committee to do so on the grounds of the contravention of the following licensing objectives:

- i) the prevention of crime and disorder
- ii) public safety
- iii) the prevention of public nuisance

iv) the protection of children from harm (owing to the assault of an underage drinker on the premises as cited in this review application)

PL296 Matters for Report

296.1 Environmental concerns on planning applications – Min. no. PL287.5

The Committee NOTED the information received from the District Council's Environmental Coordinator within Planning.

296.2 Additional Conservation Areas – Min. no. PL287.3

The Committee approved the following response to be sent to the Assistant Director of Planning (Policy & Conservation) at Epping Forest District Council:

The Town Council appreciates that a conservation area is one the character of which it is desirable to preserve and enhance. The Town Council thinks the areas it has suggested, most of which are typical and largely unchanged late Victorian-Edwardian middle-class suburbs, (Broadway a mostly unchanged 1950s planned shopping street; Debden Green a Forest hamlet) fulfil these criteria well. You will no doubt be aware of the recent initiative taken by English Heritage under Simon Thurley's suggestion in this very field. The Town Council's suggestions are designed to accord with that initiative.

The Town Council was fully involved with Paul Sutton and Karen Rolfe in drawing up the Local List. This list was for individual properties of local historic and architectural interest, but the council's suggestions for CA designation are for areas where a number of buildings contribute to the character of the area rather than each one necessarily being of individual note.

The boundaries of the proposed areas would be subject to further discussion and negotiation.

The recent character appraisals conducted by the Hills Amenity Society were largely supported by the work of two town councillors, who in fact did much of the research and writing. The council would be quite happy to sponsor the setting up of local groups in each of the areas, and intend to publicise this through its quarterly newsletter, Think Loughton.

Before the Town Council goes any further towards this, it would appreciate a meeting with you. Perhaps you could suggest a few dates early in the New Year?

In addition, the Committee would like consideration to be given to the provision of Interpretation Panels in each of the existing and new conservation areas to highlight their value.

PL297 Site at 186 Forest Road, Loughton IG10 1EG, adjacent to the gardens of existing dwellings at 172-184 Forest Road

The Committee confirmed that the Town Council had no plans at present for a community facility in this area but AGREED to refer this enquiry to the Environment and Heritage and Recreation Committees for their views.

PL298 Planning Applications

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

EPF/2085/09	27 Jessel Drive Miss A Prior	Demolition of existing garage and erection of two storey side extension
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The Committee had NO OBJECTION to this application.

EPF/2103/09	89 Burney Drive Mr & Mrs Erica and Garey Haynes	Two storey side extension (Renewal of planning permission granted on 02/10/03)
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The Committee had NO OBJECTION to this application.

EPF/2174/09 18 Alderton Hill External remodelling to include front, sides
Mr & Mrs S Shaffif and rear two storey extensions, extensions
to existing roof, front and rear tower
features and erection of a pool building

The Committee OBJECTED to this application as it was concerned that the development would be too overbearing and have a detrimental visual impact on the streetscene contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations. It also considered the proposed pool building, to be sited in the rear garden, to be overly large causing loss of amenity to the neighbouring properties. The Committee also regretted the loss of a tree and suggested any tree removed be replaced elsewhere in the garden.

Overall, such was the extent of the external remodelling proposed that the Committee considered it resulted in the effective removal of the visual amenity of a pleasant period house from the streetscene, and constituted the loss of a heritage feature to the town.

EPF/2186/09 168A High Road Internally illuminated projecting sign and
Zak catering fascia sign

The Committee had NO OBJECTION to this application but expressed a concern at another illuminated projecting sign in the High Road and requested a lower illuminance level. In addition, members reiterated their previous comments that they would like to see restrictions on the overnight illumination of signs in shopping centres with a recommended time limit of 11.30pm, or closing time, whichever is later.

The Committee also questioned the desirability of the redesigned entrance to the shop premises shown in the plans.

EPF/2206/09 24 Lower Park Road Certificate of lawfulness for a proposed
Mr & Mrs Chilvers single storey rear extension

The Committee NOTED this application.

EPF/2234/09 1 Parsonage Court Proposed conversion of single dwelling
Rectory Lane house into office space for EFDC's careline
Housing Services – service. Office to become extension of
EFDC existing office area. Development also
proposes new front entrance screen,
opening alterations, new air conditioning
unit and roof balustrade

The Committee had NO OBJECTION to this application but expressed a concern that it was preferable for careline staff to have offices offsite, in favour of the increased need for housing for the elderly.

EPF/2280/09 9 Newnham Close Certificate of lawful development for a
Mr Adrian Clayfield proposed rear dormer window and
alterations to roof (Revised application)

The Committee NOTED this application.

EPF/2297/09 9 Fairmeadside T59 Pine Fell
Miss Glenys Konrad

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.

PL299 Decisions

299.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL300 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed

Date: 11th January 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11th January 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

T Frankland

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL301 Apologies for Absence

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

PL302 Confirmation of Minutes

The Minutes of the meeting held on 14th December 2009 were CONFIRMED as a correct record and signed by the Chairman.

PL303 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1808/09 as he was slightly acquainted with the applicant.

Cllr Thomson declared a personal and prejudicial interest in EPF/1806/09 and EPF/2300/09 as he was the ward councillor and lived opposite both premises.

Cllr Thomson also declared a personal but non-prejudicial interest in EPF/2317/09 as he was slightly acquainted with the applicant.

PL304 Matters for Report

304.1 Withdrawn application – EPF/1493/09 – Site Adjacent M11 Motorway off Langston Road - Outline application for the proposed erection of 2 x industrial units under classes B1, B2 and B8 – Min. no. PL242

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

304.2 Notice of Appeal – EPF/0375/09 – Unit 12, Loughton Business Centre, Langston Road – Erection of a palisade fence and access gate on the boundary of units 11 and 12 – Min. nos. PL153 and PL255.3

The Committee NOTED the appeal.

304.3 Notice of Application to review the Premises Licence at Minx, 126 High Road, Loughton, IG10 4BE – Min. no. PL295.1

The Committee NOTED that 10 letters of concern from members of the public residing in the vicinity of these premises and been received, and forwarded to the District Council's Licensing Officer.

304.4 Withdrawn application – Loughton Sports Centre, Rectory Lane – Demolition of Loughton Sports Centre. Proposal for 85 bed care home development with car parking and landscaped secure garden areas – Min. no. PL281

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

PL305 Epping Forest District Council Area Planning Subcommittees – Review

The Committee AGREED to defer this item to the next meeting owing to the number of planning applications to be considered at the meeting.

PL306 Planning Applications under delegated powers

The Committee CONFIRMED the comments prepared under delegated powers by the Planning Clerk on the following applications for planning permission. Planning application EPF/2300/09 was dealt with last owing to Cllr Thomson's declared interest.

EPF/2203/09 18 Leycroft Close Two storey side extension and single
Mr David Ford storey rear extension (Revised application)
The Committee had NO OBJECTION to this application.

EPF/2294/09 12 Paley Gardens Certificate of lawful development for a
Mr Peter Petrov proposed installation of solar panels on
roof
The Committee NOTED this application.

EPF/2319/09 228 High Road Installation of new fascia and projecting
Robert Dyas Ltd sign
The Committee had NO OBJECTION to this application, however, it noted that no clear details on illuminance levels were provided.

EPF/2320/09 Davenant Foundation New freestanding two-classroom
School relocatable building
Chester Road
Mr Chris Morris
The Committee had NO OBJECTION to this application.

EPF/2328/09 2 Catherine Close Conversion of detached garage to
Mrs A Savage habitable accommodation to provide a new
study
The Committee had NO OBJECTION to this application provided planning conditions requiring the installation of adequate sound insulation were imposed.

EPF/2389/09 51 Alderton Hill TPO/EPF/17/08
Mrs Avnish Gujral T1 Ash - Crown lift over drive to approx 5m
T2 Ash - Crown reduce 35%
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 Thomson left the meeting for the next two items.

EPF/2300/09 238 High Road Change of use of ground floor from Class
Mrs S Jennings A1 retail to a mixed use of Class A1 retail
and Class A3 café. (Retrospective)
The Committee was strongly critical that this was a retrospective application and deplored such changes of use without planning permission.

Given that the front part of the shop was at present wholly A1, the Committee would waive its objection to the granting of this mixed Change of Use if the District Council was minded to impose the following planning conditions:

- The front retail area of 27 square metres, as shown on plan 238/01, to be maintained at that current level
- Use of forecourt for restaurant purposes to be disallowed to maintain an unimpeded A1 aspect and prevent the loss of the front retail area

The Committee was pleased to note that toilet facilities had been provided for patrons.

PL307 Planning Applications

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

EPF/1806/09 246B High Road Change of use from A1 to mixed A1 and
Mr Ghulam Alahi A3 use with new internal seating

Cllrs Chalk and C C Pond 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 was strongly critical that this was a retrospective application and deplored such changes of use without planning permission.

The Committee was very concerned that, as the premises were located in a Key Frontage area of the High Road, the front part of the shop, comprising the first 10 square metres across the whole frontage, should be entirely for A1 retail use. At present however, this was not the case as could be seen from the seating arrangement shown on the accompanying plans. The Committee would waive its objection to the granting of this mixed Change of Use application if the District Council was minded to impose the following planning conditions:

- First 10 square metres of shop floor across the whole frontage to be wholly for A1 retail use and so maintained
- No permitted use of forecourt for restaurant purposes to maintain an unimpeded A1 aspect and prevent the loss of the front retail area

Cllr Thomson rejoined the meeting.

EPF/1808/09 257A High Road Retention of non illuminated fascia, box
Mr Cliff Cooper and swinging signage

Cllrs Chalk, C C Pond and Thomson 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 C C Pond took no part in the discussion of this application.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the swinging sign but OBJECTED to the additional fascia and box signage, which made the premises' façade look overcrowded and did not enhance the appearance of the building's prominent corner position on the High Road.

The Committee also sought a recommendation from the District Council that the swinging sign be adequately maintained and inspected annually by the applicant.

EPF/2245/09 40 Church Hill Demolition of existing rear building and
Mr Nick Stiles erection of single storey rear extension
Cllr Frankland declared a personal but non-prejudicial interest as he had previously
been slightly acquainted with the applicant.

The Committee had NO OBJECTION to this application.

EPF/2274/09 128 Englands Lane Certificate of lawful development for a
Mr Glyn Anderson proposed hip to gable roof extension and
rear dormer window in a loft conversion

The Committee NOTED this application.

EPF/2296/09 37 Valley Hill First floor side and rear extension
Mr John Toye

The Committee OBJECTED to this application as the proposed works would cause a
loss of symmetry to the pair of detached houses that was out of character and harmful
to the visual appearance of the pair of semis within the streetscene, which was
contrary to Policies DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local
Plan & Alterations.

In addition to this, the Committee expressed a concern about the extent, including
depth and height, of the rear extension.

EPF/2317/09 17 Fallow Fields Single storey rear extension to garage with
Mr & Mrs P & U Ravalia link to house and alterations to roof
including loft conversion with front and rear
dormer windows (Revised application)

The Committee had NO OBJECTION to this application but was concerned over the
bulkiness of the loft conversion.

EPF/2354/09 14 Roding Gardens Conversion of garage to habitable room
Mr L Farrant

The Committee had NO OBJECTION to this application.

EPF/2358/09 19 Cedar Drive Two storey side extension, single storey
Ms Jane Stone rear extension, reposition garden wall to a
height of 2m and new crossover to hard
standing

The Committee had NO OBJECTION to this application.

EPF/2359/09 251 Willingale Road Single storey rear extension
Mr Richard Burgess

The Committee had NO OBJECTION to this application but was slightly concerned by
a possible loss of daylight to the neighbouring property at no. 253 by virtue of the
proposed extension's depth and height.

EPF/2404/09 6 St Johns Road Single storey rear extension and
Mr A Solomon conversion of existing garage to habitable
room

The Committee had NO OBJECTION to this application.

EPF/2406/09 13 Hanson Close Certificate of lawful development for a proposed single storey rear extension and loft conversion with rear french window with a juliet balcony
Mr Georgi Avgarsky

The Committee NOTED this application, but expressed a concern about the proposed juliet balcony.

EPF/2428/09 53 Church Hill Remodelling of existing garage with the parapet wall and flat roof to form pitched roof
Mr & Mrs John and Sue Campbell

The Committee had NO OBJECTION to this application.

EPF/2429/09 20 Clays Lane TPO/EPF/42/91 A1 T1 Oak - Remove lowest limb (at approx 2.5 metres)
Mr Stanley Dott TPO/EPF/42/91 G3
T2 Lime - Major cavity at 4 metres – Re-pollard
T3 Lime - Major cavity at base - Re-pollard

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 dealt with the following two applications together.

EPF/2441/09 276 High Road Installation of new shop front
Domino's Pizza Group Ltd

EPF/2443/09 276 High Road Internally illuminated fascia sign, projecting sign and window sign
Domino's Pizza Group Ltd

The Committee had NO OBJECTION to these applications but had a concern on the illuminance levels, and noted a discrepancy between the application which stated levels of 200 candelas/square metres, to an accompanying diagram showing a maximum of 1200 cd/m². The Committee suggested a condition to apply a maximum of 200 cd/m², as specified in the application documents.

EPF/2450/09 21 York Hill Removal of temporary wooden fence and erection of iron railings up to 1m high to front boundary
Mr Keith Field

Cllrs Chalk, C C Pond and Thomson 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 a letter of objection.

The Committee sympathised with the applicant over the conflicting advice received from the District Council, but OBJECTED to this application which was contrary to Policy HC 6 of Epping Forest District Council's adopted Local Plan & Alterations, as the property was sited in the York Hill conservation area with an Article 4 Direction applied specifically to protect boundary enclosures. A picket fence had existed on this site since as far back as 1881, and was an integral part of the historic environment of York Hill.

PL308 Decisions

308.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL309 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed

Date: 25th January 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25th January 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

C Davies

T Frankland

B Glassman (from Min. no. PL312)

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL310 Apologies for Absence

No apologies for absence had been received.

PL311 Confirmation of Minutes

The Minutes of the meeting held on 11th January 2010 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Glassman joined the meeting.

PL312 Declarations of Interest

Cllr Frankland declared a personal but non-prejudicial interest in EPF/0008/10 as he was slightly acquainted with the applicant.

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 6 (Tree Notifications in Conservation Areas), and EPF/2509/09, EPF/2513/09, EPF/0008/10 and EPF/0061/10 as constituents, affected by the proposals, had contacted him as the ward councillor.

PL313 Planning Applications

The Committee AGREED to bring forward the following planning applications EPF/2509/09, EPF/2493/09 and EPF/2498/09 as members of the public were interested in these items.

EPF/2509/09 26 Queens Road

Mr John Goddard

First floor rear extension (Revised application)

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i), (ii) & (iii) of Epping Forest District Council's adopted Local Plan & Alterations, as the proposed development would, by reason of its height, depth and position close to the site boundary, have an adverse effect on the amenity and light afforded the neighbouring property at no. 28.

Moreover, owing to the lack of an accurate block plan, the Committee could not judge whether the 45° rule would be broken but considered the proposal would result in an obtrusive and unneighbourly addition.

The Committee dealt with the following two applications together.

EPF/2493/09	24 Kenilworth Gardens	Construction of an outbuilding to rear garden
	Mr G Hawkey	
EPF/2498/09	26 Kenilworth Gardens	Construction of an outbuilding to rear garden
	Mr Neauson	

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications which were contrary to Policies DBE 1 (i) & (ii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations, as their proposed siting would have a detrimental impact on the streetscene and cause overlooking to neighbouring properties, in both Kenilworth Gardens and Highland Avenue. Moreover, the proposed developments would only serve to exacerbate parking issues in an already congested area.

The Committee was concerned over the inaccuracy of the plans submitted as the access road serving the rear of properties in both Kenilworth Gardens and Highland Avenue at this location had been labelled 'Abbey Mews', which did not exist, thus giving the impression it was a street rather than a rear access road.

If the District Council was minded to grant permission however, the Committee sought a planning condition prohibiting the use of these outbuildings as residential dwellings.

The Committee's attention was also drawn to concerns raised in the letter of objection that the outbuilding at no. 28 Kenilworth Gardens, which had been granted planning permission in 2007 under planning application EPF/1301/07, was currently being used as a dwelling and requested the District Council's Enforcement Officer to investigate this matter.

PL314 Matters for Report

314.1 Withdrawn application – EPF/2174/09 –18 Alderton Hill – External remodelling to include front, sides and rear two storey extensions, extensions to existing roof, front and rear tower features and erection of a pool building – Min. no. PL298

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

314.2 Notice of Appeal – Notice of Appeal – EPF/1716/09 – Beechlands, 42 Alderton Hill – Renewal of outline planning permission for the erection of a private dwelling house for the proprietor of 'Beechlands' – Min. no. PL266

The Committee NOTED the appeal.

314.3 EPF/2297/09 – 9 Fairmeadside – T59 Pine Fell – Min. no. PL298

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

314.4 East of England Plan – Min. no. PL265

The Committee NOTED the information received from the East of England Regional Assembly.

314.5 Withdrawn application – EPF/2203/09 – 18 Leycroft Close – Two storey side extension and single storey rear extension (Revised application) – Min. no. PL306

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

PL315 Epping Forest District Council Area Planning Subcommittees – Review

The Committee NOTED information that Epping Forest District Council was unlikely to proceed with this review.

PL316 Tree notifications in Conservation Areas

The Committee NOTED that Epping Forest District Council intends to incorporate these in its Weekly List of Planning & Tree Applications, Notifications and Appeals.

PL317 Planning Applications

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

EPF/2331/09 1 Longfield
Mr Geoffrey Shaw

Two storey extension including a garage to east elevation projecting to boundary with no. 2 Longfield. Extension of remaining part of dormer windows on east elevation to eaves as mansard style roof. Erection of new porch and two storey extension to west elevation. Conversion of existing integral garage to lounge. Replacement of existing dormers to north and south elevation with roof lights (velux windows). Removal of existing driveway off Nursery Road and construction of parking area between house and Longfield. Erection of 2 metre high brick wall on the boundary with Nursery Road for 14 metres from north garden boundary

The Committee had NO OBJECTION to the proposed building works but OBJECTED to the erection of a 2 metre high boundary wall which it considered would have a deleterious effect on the streetscene at this prominent corner location.

EPF/2381/09 Davenant Foundation Single storey infill extension
School
Chester Road
Mr Christopher Morris

The Committee had NO OBJECTION to this application.

EPF/2420/09 15 Goldings Road Two storey rear extension and front bay
Ms Lucy York with canopy

The Committee had NO OBJECTION to this application but was concerned by the depth of the rear extension and its effect on the loss of light at no. 17 Goldings Road.

EPF/2434/09 J Sainsbury PLC TPO/EPF/16/02 T1
Old Station Road Ash - remove deadwood and reshape
Sainsburys Stores PLC crown

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/2438/09 14 Hazelwood EPF/27/88 T8
Mr Terrence Porter Cypress - Crown lift to 4.5m all round

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/2481/09 3 Chester Green Two storey side extension and new
Mr Jonathan Hawes entrance porch

The Committee had NO OBJECTION to this application but would like the replanting of trees elsewhere on the property, to replace any lost as a result of the proposed works.

EPF/2513/09 Rear of 186 Forest Road Demolition of existing buildings and
Mr M Smith construction of single dwelling

The Committee OBJECTED to this application owing to its harmful effect on the amenities to neighbouring properties in Forest Road both through loss of privacy and overlooking which was contrary to Policies DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations. It also considered this development to be over-large for this restricted backland site.

EPF/2522/09 85 Spring Grove Rear single storey and two storey
Angela Lumb extensions, loft conversion and front porch
and garage extension (Revised application)

The Committee drew attention to the District Council's reasons for refusing to grant planning permission on the previous application EPF/1975/09, and was of the opinion that this new proposal would only exacerbate the impact on the amenities of no. 89 Spring Grove.

EPF/0008/10 21 Eleven Acre Rise Demolition of existing five bedroom
Mr Gary Couch detached three storey house and garage
and replacement with new five bedroom
detached three storey house with new
landscaping

Cllr CC Pond declared a personal but non-prejudicial interest in this item as he was acquainted with the owner of an adjoining property.

The Committee had NO OBJECTION to this application but was concerned over the loss of amenity to neighbours by virtue of the proposed second floor balcony. It also requested the District Council to ensure that any tree removed during construction be replaced elsewhere in the garden.

EPF/0011/10 54 Southern Drive Two storey side and rear extension,
Deborah Reynolds detached games room in rear garden
(Amended application)

The Committee had NO OBJECTION to this amended application and reiterated its comments previously made on EPF/1815/09 which were:

The Committee had NO OBJECTION to this application provided planning conditions requiring the installation of adequate sound insulation were imposed by the District Council, regarding a concern about the size and bulk of the games room and its effect on neighbouring properties from possible noise disturbance.

The Committee additionally sought a planning condition prohibiting the use of the detached games room as a residential dwelling or for business use.

Cllr Frankland briefly left the meeting during the discussion of the following item only.

EPF/0018/10 Adjacent 240 The Broadway Erection of two storey detached dwelling house
Mr G Barker

The Committee had NO OBJECTION to this application but was concerned about its effect on the open access of the area to the adjoining green belt land. In addition, the proposed parking area for 6 cars (to be shared with no. 240) appeared from the plans to cut across a common grassed site.

EPF/0019/10 Oak Field House Debden Road Erection of double-car bay extension to existing oak barn
Mr Anthony Lomas

The Committee had NO OBJECTION to this application.

EPF/0024/10 16 Tycehurst Hill Single storey rear extension, two storey side/rear extension, and rear dormer window
Mr Danny Lyfield

The Committee voiced its strong concern over the loss of amenity to the adjacent property at no. 14.

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

EPF/0043/10 10 Broadstrod Demolition of existing bungalow and erection of a two storey five bedroom detached house (Revised application)
Mr Thomas Woodard

The Committee had NO OBJECTION to this revised application but was concerned that the proposed chimney should be reduced in height to match the lowered roofline.

EPF/0061/10 7 Church Hill TPO/EPF/29/04
Miss Amanda King T1 Cedar – Fell

The Committee NOTED the contents of a letter of objection.

Cllr C C Pond declared a personal but non-prejudicial interest in this item as he was acquainted with the objector.

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.

Moreover, the Committee drew attention to this ancient cedar tree which was a relic of the garden of the Uplands mansion, demolished 1900.

317.2 Applications – provided for information only

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

PL318 Decisions

318.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL319 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Chester Road – John Frances Martin Fitzpatrick – ice cream/burger van

Cllrs Chalk, C C Pond and Thomson 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 concern.

The Committee expressed concerns regarding road safety issues and the serving of hot food, but noted that the applicant had operated from this location for more than 10 years without incident. In preference, the Committee considered a better option would be for the van to be sited within Davenant Foundation School grounds.

PL320 Planning Enforcement and Compliance

The Committee NOTED the report.

Signed
Date: 8th February 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8th February 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

C Davies

B Glassman

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL321 Apologies for Absence

Apologies for absence had been received from Cllr Frankland.

PL322 Confirmation of Minutes

The Minutes of the meeting held on 25th January 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL323 Declarations of Interest

Cllr Glassman declared a personal but non-prejudicial interest in EPF/0079/10 as he lived nearby.

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 5 (Essex County Council planning application CC/EPF/02/10) as a member of Essex County Council.

Cllr Chalk declared a personal but non-prejudicial interest in EPF/0093/10 as she lived in the vicinity.

PL324 Matters for Report

324.1 Notice of Appeal – EPF/1507/09 – 15 The Crescent – Min. no. PL238

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 had NO OBJECTION to this application but expressed a concern on possible overlooking of the neighbouring property at no 17.

324.2 EPF/2522/09 – 85 Spring Grove – Rear single storey and two storey extensions, loft conversion and front porch and garage extension (Revised application) – Min. no. PL317.1

The Committee NOTED the response received from the Epping Forest District Council Planning Officer and on re-examining the plans the Committee had NO OBJECTION to this revised application.

324.3 Additional Conservation Areas – Min. no. PL296.2

The Committee NOTED the response received from the Assistant Director of Planning (Policy & Conservation) at Epping Forest District Council. The Chairman reported that he would raise this matter with the Essex Association of Local Councils Epping Forest Branch at its next meeting.

PL325 Essex County Council planning application – CC/EPF/02/10 – Oakview School, Whitehills Road, Loughton IG10 1TS – Retrospective planning application for the removal and erecting of boundary and new internal fencing

The Committee greatly regretted this was a retrospective application but had NO OBJECTION to the work that had been completed in June 2009.

PL326 Planning Applications

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

EPF/0046/10 15 Albion Hill Single storey side and rear extension
Mr Thomas Braithwaite

The Committee expressed concern regarding the unsympathetic aspect of both the flat roof and the fenestration of the proposed extension, on this former residence and probable design of the notable architect, Frank Baggallay, and considered a scheme more in keeping with the Victorian design would be preferable.

The Committee was additionally concerned that the extended windows on the eastern side elevation might affect the amenities of the neighbour at no. 11 Albion Hill.

EPF/0057/10 52 Church Lane Single storey pitched roof extension
Mr Andrew Sharp

The Committee had NO OBJECTION to this application.

EPF/0058/10 35 Priory Road Demolition of garage and erection of single
Mr Phillip Hinds storey and two storey side extension, and
car port at side

The Committee had NO OBJECTION to this application.

EPF/0063/10 86 The Drive Single storey rear extension and Orangery
Mr Ronald Taylor

The Committee had NO OBJECTION to this application.

EPF/0064/10 30 Englands Lane Two storey side and rear extension,
Mr Mark Gallagher together with a new driveway to form off
street parking with dropped kerb

The Committee had NO OBJECTION to this application but requested that if any trees were displaced by the proposed works, they be replaced to the District Council Arboricultural Officer's satisfaction.

EPF/0079/10 68 Tycehurst Hill Demolish existing chalet bungalow and
Mr Peter Faud build new 6 bedroomed house

The Committee had NO OBJECTION to this application but was concerned over the possible loss of amenity to the neighbouring property shown on the plans variously as nos. 70 and 72.

EPF/0088/10 30 Forest Way Certificate of lawful development for a
Mr Peter French proposed garden shed

The Committee NOTED this application.

EPF/0093/10 78 River Way Ground floor rear extension (Amended
Ms Jane Smith application)

The Committee had NO OBJECTION to this application.

326.2 Applications – provided for information only

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

PL327 Decisions**327.1 Decisions by Epping Forest District Council**

The Planning Decisions from Epping Forest District Council were NOTED.

PL328 Planning Enforcement and Compliance
The Committee NOTED the report.

Signed
Date: 22nd February 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22nd February 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)		
M R M Chalk	C Davies (from Min. no. PL333.1)	T Frankland
B Glassman (during Min. no. PL333.1)		R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL329 Apologies for Absence

No apologies for absence had been received.

PL330 Confirmation of Minutes

The Minutes of the meeting held on 8th February 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL331 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 4.1 (Essex County Council planning application CC/EPF/02/10) as a member of Essex County Council.

PL332 Matters for Report

332.1 Essex County Council planning application – CC/EPF/02/10 – Oakview School, Whitehills Road, Loughton IG10 1TS – Retrospective planning application for the removal and erecting of boundary and new internal fencing – Min. no. PL325

In response to the resubmission of this application as EPF/0144/10, the Committee had no further comment.

332.2 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Chester Road – John Frances Martin Fitzpatrick – ice cream/burger van – Min. no. PL319

The Committee NOTED that this would be considered at the District Council Licensing Sub-Committee meeting on 4th March 2010; members did not wish to nominate a representative to speak on this occasion.

332.3 Additional EPF/2331/09 – 1 Longfield – Two storey extension including a garage to east elevation projecting to boundary with no. 2 Longfield. Extension of remaining part of dormer windows on east elevation to eaves as mansard style roof. Erection of new porch and two storey extension to west elevation. Conversion of existing integral garage to lounge. Replacement of existing dormers to north and south elevation with roof lights (velux windows). Removal of existing driveway off Nursery Road and construction of parking area between house and Longfield. Erection of 2 metre high brick wall on the boundary with Nursery Road for 14 metres from north garden boundary – Min. no. PL317.1

The Committee had NO OBJECTION to this amended application provided a suitable planting condition, requiring that the proposed hedging should be properly maintained from encroaching onto the public footpath, was imposed.

332.4 Additional Conservation Areas – Min. no. PL324.3

The Chairman REPORTED that the Essex Association of Local Councils Epping Forest Branch had agreed to put this on the Agenda of the Local Councils' Liaison Committee, for the meeting on 17th March 2010. Furthermore, there would be an opportunity for discussing conservation areas at the Essex Overview and Scrutiny Committee meeting on Friday 16th April 2010 in Waltham Abbey at which an open forum session would be held.

332.5 Tree notifications in Conservation Areas – Min. no. PL316

The Committee NOTED the response from the Epping Forest District Council Arboricultural Officer that Conservation Area tree notification TPX/EPF/0071/10 – 37 Staples Road – had been dealt with under delegated powers.

Cllr Davies joined the meeting.

PL333 Planning Applications

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

EPF/2235/09 9 The Uplands Part single, part two storey side extension
Mr Richard Mendoza and first floor rear extension and dormers
to side and rear

The Committee AGREED to withdraw its previous objection provided the materials of doors and windows to be used were of timber to match original work, and reiterated its previous additional comment which was:

Furthermore, the Committee would like to draw the Planning Officer's attention to the property's siting within an area that the Town Council was putting forward to Epping Forest District Council for designation as an additional conservation area.

EPF/0045/10 25 Rochford Avenue Two storey extension to rear
P Seabourne

The Committee NOTED the proposed extension extended across the entire width of the rear of the property, and considered the accompanying plans inadequate to judge how the light and amenities of the neighbouring property at no. 27 would be affected. The Committee asked the District Council Planning Officer to check the application of the 45% rule on this proposal.

EPF/0087/10 18 Leycroft Close Two storey side extension and single
Mr David Ford storey rear extension (Revised application)

The Committee had NO OBJECTION to this application but preferred the previous design, submitted as planning application EPF/2203/09, on aesthetic grounds.

Cllr Glassman joined the meeting during the next item.

EPF/0091/10 33 The Crescent First floor extension with rooms in the roof
Mr & Mrs M McCourt and new porch

The Committee expressed concern that the proposed roof extensions were not symmetrical and therefore contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations. The Epping Forest District Council Planning Officer was asked to negotiate with the agent such that damage to the streetscene was minimised by equalising the height of the dormers.

EPF/0114/10 DeeJay Shoes Change of use from A1 to A3 use
122 High Road
Mr Mitchell Green

The Committee NOTED that the property was sited outside the designated key frontage retail area within Epping Forest District Council's adopted Local Plan and

Alterations, and had NO OBJECTION to the proposed change of use. However, concern was expressed on the basis of potential noise the proposal could pose to inhabitants in the neighbouring flats and, though this was not key frontage, the proliferation of eateries in the immediate vicinity.

The Committee also noticed an apparent discrepancy on the Weekly List which showed the location as DeeJay Shoes, currently operating at no. 120 High Road. The last occupant of the empty premises at no. 122 had in fact been a clothing business called So Glamorous.

EPF/0131/10 106-108 High Road Non illuminated fascia signs x 4, 2 x first
Mr John Jones floor window manifestations and 1 x
entrance door manifestation

Cllrs Chalk and Davies declared a personal but non-prejudicial interest in this item as the company had acted as their personal solicitors. The other councillors present declared a similar interest by virtue of the firm doing legal work for the Town Council.

The Committee OBJECTED to this application as the amount of advertising applied for was considered excessive for the site, unsympathetic to the unaltered 1960s building and deleterious to the streetscene, contrary to Policies CP2 (iv), DBE 10 (i) and DBE 13 (ii) of Epping Forest District Council's adopted Local Plan & Alterations. The Planning Officer's attention was drawn to the recent District Council refusal of a similar advertising application at 257A High Road.

The Committee however, had NO OBJECTION to the window and door manifestations.

EPF/0140/10 20 Broadstrood Formation of new vehicular access
Mr Joe Benson

All members of the Committee declared a personal but non-prejudicial interest in this item owing to the agent being related to a town councillor.

The Committee expressed a strong concern on the proposed works, which it regarded as unnecessary, and drew the District Council Planning Officer's attention to page 2 of the planning application which stated that no trees or hedges would need to be removed. This was contrary to an accompanying plan that showed the proposed removal of a street tree to facilitate this crossover, and the Committee requested that an equivalent mature tree be replanted elsewhere on the highway verge.

EPF/0168/10 7 Langley Meadow Create a bathroom window on the second
Mrs Ana Carboni-Brito floor (to the side of the house). The window
will be obscure double glazed, fixed white
PVC frame to a height of less than 1.7
metres above the floor of the room. Height
of the window: 125cm. Width of the
window: 90cm

The Committee had NO OBJECTION to this application.

EPF/0182/10 16 Upper Park CHI/03/70 A1
Mr Brian Cowing T1 Wellingtonia - Reduce tree by 50% and
crown lift to 20 feet above ground level

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 dealt with the following two applications together.

EPF/0248/10	Carlton House Algers Road Carlton House	TPO/EPF/18/99 T1 Robinia - Remove and replace with Bird Cherry
EPF/0257/10	Carlton House Algers Road Peverel	TPO/EPF/18/99 T2 – Whitebeam, T3 - Bird Cherry, T4 – Whitebeam, T5 - Norway Maple, T6 - Whitebeam, T7 – Whitebeam, T8 - Norway Maple, T9 - Norway Maple, T10 – Ash, T11 - Bird Cherry, T12 - Bird Cherry, T13 - Honey Locust: Trim back 1 year's growth. Work to be carried out annually for 5 years

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

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

333.2 Applications – provided for information only

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

PL334 Decisions

334.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL335 Planning Enforcement and Compliance

The Committee NOTED the report.

Signed

Date: 8th March 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8th March 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

R Thomson

T Frankland

B Glassman

C P Pond (as substitute for Cllr Thomson)

Officer: Vivienne Messenger (Planning Clerk)

5 members of the public

PL336 Apologies for Absence

Apologies for absence had been received from Cllr Davies. The Planning Clerk reported that Cllr C P Pond had been nominated as her substitute for this meeting.

PL337 Confirmation of Minutes

The Minutes of the meeting held on 22nd February 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL338 Declarations of Interest

Cllr Chalk declared a personal but non-prejudicial interest in EPF/0132/10 as the company had acted as her personal solicitors. All councillors present declared a personal but non-prejudicial interest by virtue of the firm carrying out legal work for the Town Council.

Cllr Glassman declared a personal and prejudicial interest in EPF/0105/10 as he lived close by and his father had objections to this planning application.

Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South and District Council Development Control Committee. She stated that any view she gave at this meeting would be considered afresh if the application came before an EFDC committee, in the light of all the evidence available at the time.

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

PL339 Planning Applications

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

EPF/0278/10	153 Colebrook Lane	Erection of a 1.8m depth single storey front extension
	Mrs Claire Lopez	

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

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application which was contrary to Policies DBE 9 (i), (ii) & (iii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations, as the proposed extension would cause both loss of amenity and light to

adjacent properties and have a deleterious effect on the streetscene and the relatively uniform and unchanged frontages of the crescent of houses.

The Committee was also concerned by the proposed hardstanding (to provide parking for one vehicle in the front garden) regarding highway safety concerns that vehicle access would require the traversing of two footpaths and a grass verge. Moreover, there was no indication on the application that permission had been obtained for this access. Likewise no information could be found in the planning application respecting the paved area or provision of water dispersal from it. The District Council Planning Officer's attention was also drawn to the seeming discrepancy on the application which stated that no trees or hedges would be affected, contrary to local information provided at the meeting in respect of vehicular access.

EPF/2521/09	151- 159 Crown House High Road Lowfell Limited	Conversion of 1 st floor, 2 nd floor and 3 rd floor office (use class B1) to student accommodation comprising 75 self contained studio flats, reception area, common room, launderette and gymnasium. Erection of external fire escape staircase and alterations to external appearance of building including replacement of windows
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A member of the public with an interest in this item addressed the meeting.

Cllrs Chalk, C C Pond, C P Pond and Thomson 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 of objection.

The Committee NOTED that there were no precedents within the district for the conversion of an office block to student accommodation, nor any guidance on this in the Local Plan. The Committee was aware that the office market was in decline and also that a current university establishment (University of Essex E15 Acting School) had previously sought the provision of local student accommodation. It also NOTED that the proposed development was to provide 74 self contained studio flats and "a reception area occupied 24 hours a day."

The Committee was concerned that the scheme's intensification of use could increase noise pollution to neighbours and sought a planning condition from the District Council that, if planning permission was granted, the presence of a permanent warden able to intervene at short notice would be required to minimise any adverse effect on neighbours' amenities.

The District Council's attention was drawn to the lack of private amenity space with regard to Policy DBE 8 of Epping Forest District Council's adopted Local Plan & Alterations and asked whether the Planning Officer considered this sufficient under the proposal. Its attention was also drawn to Plan Policy DBE 11, which applied to residential subdivisions, but which might reasonably also be used to inform a decision on the present application.

The Committee RESOLVED that these issues be drawn to the attention of the Local Planning Authority without its expressing an objection or otherwise.

PL340 Matters for Report**340.1 Additional Conservation Areas – Min. no. PL332.4**

The Chairman would provide an update at the next meeting.

340.2 Withdrawn application – EPF/0140/10 – 20 Broadstrood – Formation of new vehicular access – Min. no. PL333.1

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

340.3 EPF/0942/09 – 66 Wellfields – Replace wall to rear garden – Min. no. PL223

The Committee NOTED the Enforcement Notice issued by Epping Forest District Council in respect of the above-mentioned land.

PL341 Planning Applications

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

EPF/0031/10	22 Sparelease Hill Mr & Mrs M Mason	Demolition of existing dwelling and garden shed and erection of a replacement dwelling and garden shed (Revised application)
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The Committee had NO OBJECTION to this application.

EPF/0105/10	103 Tycehurst Hill Mr Michael Spong	New build four bedroom house to be constructed within the boundary of 103 Tycehurst Hill. Double garage with roof storage area and covered linkway to be demolished
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Cllr Glassman left the meeting.

The Committee had NO OBJECTION to this application but was concerned on possible overlooking and sought the District Council's requirement for obscured glass in the appropriate windows of the property. The Committee also expressed a concern at the resulting loss of trees from the site which it would like to be replaced elsewhere in the garden and suggested a complete replanting with mature specimens and the addition of plant screening to the boundaries.

Cllr Glassman rejoined the meeting.

EPF/0132/10	106-108 High Road Mr John Jones	Non illuminated fascia signs x 2
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The Committee had NO OBJECTION to this application.

EPF/0151/10	124 Borders Lane Mr Mark Winkworth	Single storey rear extension
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The Committee had NO OBJECTION to this application.

EPF/0165/10	228 High Road Mr David Schternzis	Proposed external fire escape and exit door to existing retail shop unit
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The Committee had NO OBJECTION to this application but requested the District Council to impose a suitable condition requiring the painting of the external galvanised steel stairway to minimise the impact of this proposal.

EPF/0238/10	18 Englands Lane Miss Sharon Mitchell	Certificate of lawful development for existing outbuilding
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The Committee NOTED this application.

EPF/0266/10 1/1A Warren Hill Erection of three detached dwellings and
Mr Andrew Girvan all associated works, and removal of
Section 52 Agreement

The Committee expressed concern about the design aspect of the proposed dwellings and thought the design could be improved and made more ecologically friendly. It also requested the District Council should ensure that any tree removed during construction be replaced elsewhere with an equivalent specimen. Furthermore, the Committee sought a suitably amended form to the Section 106 Agreement from the previous planning application EPF/2510/07, requiring the provision off-site of affordable housing units.

The Committee had NO OBJECTION to the removal of the Section 52 Agreement.

EPF/0287/10 1 Forest Way Two storey side extension with basement
Ms Sally Kirkby store (Renewal of expired permission
EPF/1570/06)

The Committee had NO OBJECTION to this application.

EPF/0294/10 13 Eleven Acre Rise Erection of a four storey, six bedroom
Mr Pankaj Agarwala house (Amended application to
EPF/0912/06 with increased basement
area, additional window in flank wall at
basement level and revised internal layout
at ground floor level)

Cllrs Chalk, C C Pond, C P Pond and Thomson 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 but noted that some of the conditions imposed on an earlier permission had not been complied with and sought restatement of conditions on hours of work and wheel washing.

EPF/0295/10 13 Dunmow Close Single storey side and rear extension
Mr G Rowe

The Committee had NO OBJECTION to this application.

PL342 Decisions

342.1 Decisions by Epping Forest District Council

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

PL343 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed
Date: 22nd March 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22nd March 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

T Frankland

R Thomson

C Davies (from Min. no. PL347.5)

B Glassman (from Min. no. PL347.1)

Officer: Vivienne Messenger (Planning Clerk)

PL344 Apologies for Absence

No apologies for absence had been received.

PL345 Confirmation of Minutes

The Minutes of the meeting held on 8th March 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL346 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 5 (Essex County Council – Developers' Guide to Infrastructure Contributions) as a member of Essex County Council.

Cllr Glassman joined the meeting during the next item.

PL347 Matters for Report

347.1 Additional Conservation Areas – Min. no. PL332.4

The Chairman reported that he had attended the Local Councils' Liaison Forum on 17th March 2010 and that the Assistant Director of Planning (Policy & Conservation) at Epping Forest District Council, who had also been present, had suggested a way forward between the County Council, District Council and local parish/town councils envisaging a future meeting between interested parties.

Furthermore, the Chairman mentioned again that there would be an opportunity for discussing conservation areas at the Essex Overview and Scrutiny Committee meeting at 10.00am on Friday 16th April 2010 in Waltham Abbey Town Hall at which an open forum session would be held.

347.2 Withdrawn application – EPF/0018/10 – Adjacent 240 The Broadway – Erection of two storey detached dwelling house – Min. no. PL317.1

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

347.3 Notice of Appeal – EPF/1965/09 – 51 Valley Hill – Erection of wall and metal railings to boundary of front garden (Revised application) – Min. no. PL274

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

347.4 Notice of Appeal – (1) EPF/1362/09 – Reserved matters application for the erection of a detached dwelling in the rear garden of care home for proprietor of 'Beechlands' – Min. no. PL273.3 and (2) EPF/1716/09 – Beechlands, 42 Alderton Hill – Renewal of outline planning permission for the erection of a private dwelling house for the proprietor of 'Beechlands' – Min. no. PL314.2

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

Cllr Davies joined the meeting during the next item.

347.5 Notice of Enforcement of Planning Control – EPF/1806/09 – 246B High Road – Change of use from A1 to mixed A1 and A3 use with new internal seating – Min. no. PL307.1

The Enforcement Notice in respect of 246B High Road was NOTED.

347.6 Withdrawn application – EPF/0105/10 – 103 Tycehurst Hill – New build four bedroom house to be constructed within the boundary of 103 Tycehurst Hill. Double garage with roof storage area and covered linkway to be demolished – Min. no. PL341

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

PL348 Essex County Council – Developers' Guide to Infrastructure Contributions

The Committee considered the above document which it found to be broadly satisfactory, and made some additional observations. Regarding the introduction of a Community Infrastructure Levy (CIL) that would give local authorities extra resources to invest in vital facilities, the Committee made the following comments on:

- *Green Infrastructure* (sustainability, biodiversity and climate change)
Reference was made to Essex County Council's Environmental Strategy but no additional guidance was provided. The Committee felt contributions should fund this service to enable important green projects to be undertaken in the county and asked that there should also be the possibility of an ecological levy for allotments, as the trend for new houses was to have very small gardens. Allotments were a statutory function of Local Councils.
- *Public Art*
Regarding the general approach to development contributions for Public Art, as aesthetic as statues are, the requirement of possibly allocating 1% of the total development cost to fund art was considered better utilised towards urban design.

PL349 Consultation on a Proposal to Exempt Small Live Music Events from the Requirements of the Licensing Act 2003

The Committee AGREED to generally support the aims of the consultation document.

PL350 Planning Applications

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

EPF/0192/10 74 Spring Grove Attached side garage
Mr D Mohindra

The Committee had NO OBJECTION to this application.

EPF/0227/10 24 Albion Hill 6 x 4m high lighting columns around tennis court
 Tim Breyer
 Cllr C C Pond declared a personal but non-prejudicial interest in this item as he was slightly acquainted with an objector.

The Committee NOTED the contents of eight letters of objection.

The Committee NOTED that its attention was drawn to the proposed lighting's effect on the amenities of the properties in Pollards Close bordering the tennis court, and reiterated its previous comments made on planning application EPF/1496/09 which were:

The Committee had NO OBJECTION to this application but was concerned that the proposal could potentially cause more light pollution and furthermore, in the interests of the environment, the use of low energy lighting would be preferred.

If the District Council granted planning permission, the Committee asked for a time limit on the illumination of the tennis court until 9.30pm only (as stated previously on the former planning application EPF/1122/00).

EPF/0245/10 108 Colson Road Two storey side extension
 Mr Mark Relph

The Committee had NO OBJECTION to this application.

EPF/0254/10 14 The Drive Retrospective application for retention of decking and railings on existing flat roof at rear first floor level
 Miss Stephanie Tozer

The Committee expressed concern for the amenities of the neighbouring properties, and found the submitted plans were unhelpful in establishing the impact of these retrospective works.

EPF/0267/10 Shalimar Certificate of lawful development for proposed alterations to elevations including new timber cladding and new windows
Albion Hill
 Mr Dalip Boora

The Committee NOTED this application.

EPF/0312/10 44 Audley Gardens Conversion of existing house extension to form a new dwelling and reinstate existing house
 Mr and Mrs Newman

Cllrs Chalk, Davies, C C Pond and Thomson 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 three letters of objection.

The Committee OBJECTED to this application and viewed the proposed works as an overdevelopment of the site that required the loss of both the garage and a parking space. The Committee considered the creation of a dwelling without sufficient parking to be a highway concern, which would only serve to increase the likelihood of onstreet parking and road congestion at this location, sited on a difficult bend.

Accordingly, the Committee considered this was contrary to policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan and Alterations, in addition to policies DBE 9 (ii) and (iii) owing to the development's effect on the amenities of the neighbour at no. 42, which backed onto the side of this property.

- EPF/0321/10 15 Queens Road** Single storey rear conservatory
Mrs Durham
The Committee commented on the poor plans provided and expressed concern about possible light pollution to occupants in the upper maisonettes.
- EPF/0325/10 18 Alderton Hill** External remodelling to include front, sides
Mr & Mrs S Sharif and rear two storey extensions, extensions
to existing roof (Revised application)
The Committee OBJECTED to this application and reiterated its previous comments on planning application EPF/2174/09 which were:
The Committee OBJECTED to this application as it was concerned that the development would be too overbearing and have a detrimental visual impact on the streetscene contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations. The Committee also regretted the loss of a tree and suggested any tree removed be replaced elsewhere in the garden.
Overall, such was the extent of the external remodelling proposed that the Committee considered it resulted in the effective removal of the visual amenity of a pleasant period house from the streetscene, and constituted the loss of a heritage feature to the town.
- EPF/0385/10 Land adjacent to** Proposed new two bed attached dwelling
66 Valley Hill
Mr Roy Farrugia
Cllrs Chalk, Davies, C C Pond and Thomson 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 but would like a condition for the replanting of any tree to be lost either in the garden or street.
- EPF/0392/10 106 Grosvenor Drive** Certificate of lawful development for
Mr Lloyd Moulder proposed rear dormer window in a loft
conversion
The Committee NOTED this application.
- EPF/0393/10 24 Highland Avenue** Certificate of lawful development for
Mr Ian McGregor proposed hip to gable roof extension and
rear dormer window in a loft conversion
The Committee NOTED this application.
- EPF/0397/10 Woodbury Hollow** Demolition of existing concrete panel single
Woodbury Hill garage and its replacement with a timber
Mr Stephen Gordon framed horizontal boarded garage and
garden store
The Committee had NO OBJECTION to this application and wholly supported the proposed works, which it saw as an enhancement to the conservation area. The Committee NOTED however that the applicant needed conservation area consent for the demolition of the existing garage.
- EPF/0412/10 4 Monkchester Close** TPO/EPF/07/91
Mrs Janice Hogarth T8 Oak - Fell
Cllrs Chalk, Davies, C C Pond and Thomson 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 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/0414/10 29 Felstead Road Rear and side ground floor extension
Mr John Waites

The Committee had NO OBJECTION to this application.

EPF/0419/10 16 Clays Lane TPO/EPF/42/91
Mr R Panesar T14 Weeping Willow - Reduce crown by 40%

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/0429/10 Oak View School County Council application for elevated
Whitehills Road single storey extension and internal
Essex County Council remodelling works to provide new hydro
therapy pool and disabled changing facility.
The works also include the supply and
installation of a powder coated steel lean to
canopy complete with clear poly carbonate
roof and metal tubular bow railings and
access gate for the storage of bikes

Cllrs Chalk, Davies, C C Pond and Thomson 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 support.

The Committee NOTED the application had been withdrawn by Essex County Council.

350.2 Determinations – provided for information only:

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

350.3 Applications – provided for information only

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

PL351 Decisions

351.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL352 Licensing Application

352.1 Notice of Application for a new club Premises Licence at Debden Pool and Snooker Sports Bar, 10 Torrington House, Torrington Drive, Loughton, IG10 3SZ.

The Committee NOTED the Licensing Application.

PL353 Planning Enforcement and Compliance

The Committee NOTED the information provided by the Planning Clerk.

Signed
Date: 6th April 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 6th April 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

T Frankland

B Glassman

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

PL354 Apologies for Absence

No apologies for absence had been received.

PL355 Confirmation of Minutes

The Minutes of the meeting held on 22nd March 2010 amended from those circulated to read: Min. no. PL347.1, eighth line: "...meeting at 10.00am on Friday..." and Min. no. PL350.1, planning applications EPF/0312/10, EPF/0385/10, EPF/0412/10 and EPF/0429/10: "Cllrs Chalk, Davies, C C Pond and Thomson declared..." were CONFIRMED as a correct record and signed by the Chairman.

PL356 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 5 (Essex County Council planning application – CC/EPF/39/10) as a member of Essex County Council.

Cllrs C C Pond, Chalk, Frankland, Glassman and Thomson declared a personal but non-prejudicial interest in EPF/0426/10 as the Town Council owned the land.

PL357 Matters for Report

357.1 EPF/0266/10 – 1/1A Warren Hill – Erection of three detached dwellings and all associated works, and removal of Section 52 Agreement – Min. no. PL341

The Committee NOTED the information provided by the District Council Planning Officer on the Section 106 Agreement.

357.2 Withdrawn application – EPF/0045/10 – 25 Rochford Avenue – Two storey extension to rear – Min. no. PL333.1

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

357.3 EPF/0429/10 – Oak View School, Whitehills Road – County Council application for elevated single storey extension and internal remodelling works to provide new hydrotherapy pool and disabled changing facility. The works also include the supply and installation of a powder coated steel lean to canopy complete with clear poly carbonate roof and metal tubular bow railings and access gate for the storage of bikes – Min. no. PL350.1

The Chairman reported that the County Council would be resubmitting this application.

357.4 EPF/2521/09 – 151-159 Crown House, High Road – Conversion of 1st floor, 2nd floor and 3rd floor office (use class B1) to student accommodation comprising 75 self contained studio flats, reception area, common room, launderette and gymnasium. Erection of external fire escape staircase and

alterations to external appearance of building including replacement of windows – Min. no. PL339

The Committee NOTED a letter received from the agent, Baker Associates, detailing additional information on the above application.

PL358 Essex County Council planning application – CC/EPF/39/10 – St John Fisher Primary School, Burney Drive, Loughton IG10 2DY – Extensions and alterations to provide new front entrance and office accommodation, sickroom, IT/multimedia room, Deputy Head room, parent/Special Educational Needs/group room, staffroom and toilet accommodation

The Committee had NO OBJECTION to this application.

PL359 Planning Applications

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

EPF/2360/09 105 Lower Park Road Change of use of integral garage to
IG10 4NE habitable room and construct new single
Miss Z Davey side garage and store

The Committee had NO OBJECTION to this application.

EPF/0279/10 11 Longfield Loft conversion with front and rear dormer
IG10 4EE windows
Mr Rachiv Adrian

The Committee OBJECTED to this application as the proposed loft conversion, which would raise the roof level by 1.2 metres, would have a detrimental visual impact on neighbouring properties and have a deleterious effect on the streetscene. It was therefore contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

Moreover, the Committee considered the planning application (for a "loft conversion") did not make it clear that the roof height would be increased substantially.

EPF/0313/10 38 Station Road Demolition of No. 40 and erection of
IG10 4NX replacement residential care home and
Mr Vinod Patel extensions - to include erection of first floor
side extension (Retrospective application)

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

The Committee had NO OBJECTION to this application but expressed concern and disapproval of the applicant's divergence from plans previously granted planning permission, necessitating this retrospective application.

EPF/0317/10 42 Hill Top Single storey rear extension
IG10 1PX
Mr Paul Burke

The Committee had NO OBJECTION to this application.

EPF/0328/10 4 The Greens Close Certificate of lawful development for a
IG10 1QE proposed hip to gable roof extension and
Mr Christopher Couldrey rear dormer window with juliette balcony in
a loft conversion

The Committee NOTED this application.

- EPF/0359/10 29 Old Station Road**
IG10 4PE
Select Enterprises
The Committee had NO OBJECTION to this application. Erection of an entrance porch
- EPF/0413/10 29 Felstead Road**
IG10 3BB
Mr John Waites
The Committee NOTED this application. Certificate of lawful development for proposed loft conversion incorporating hip to gable roof
- EPF/0426/10 Allotment Gardens**
Willingale Road
Mr John Whyte
The Committee had NO OBJECTION to this application but would prefer a pitched roof instead of a flat roof, in order to deter potential vandalism. Proposed disabled persons toilets on the allotments
- EPF/0452/10 10 Valley Hill**
IG10 3AE
Ms Andrea Cooper
The Committee had NO OBJECTION to the removal of condition 3, but would like a replacement condition explicitly preventing the use of the garage as a residence. Removal of condition 3 'use of garage for domestic parking' on EPF/0363/09 to allow garage to be used as an outbuilding
- EPF/0453/10 51 Valley Hill**
IG10 3AL
Mr Rajinder Larr
The Committee NOTED this application and drew the District Council Planning Officer's attention to the cubic capacity of the proposed garage. Certificate of lawful development for a proposed rear outbuilding/garage
- EPF/0460/10 79 River Way**
IG10 3LN
Mr Barry Doree
The Committee expressed concern at the loss of light in the adjoining ground floor maisonette. Erection of a single storey ground floor rear extension
- EPF/0475/10 52 Algiers Road**
IG10 4NG
Mr Richard Bussey
The Committee NOTED this application and would like to see any tree felled to accommodate the proposed works, replaced elsewhere in the garden. Certificate of lawful development for a proposed single storey rear extension
- EPF/0490/10 18 Marjorams Avenue**
IG10 1PT
Mr & Mrs Paul Dukes
The Committee NOTED this application. Certificate of lawful development for a proposed single storey side extension
- EPF/0491/10 30 Stonards Hill**
IG10 3EG
Mr Chris Smart
The Committee had NO OBJECTION to this application. New pitch roof over existing ground floor rear extension
- EPF/0499/10 5 Baldwins Hill**
IG10 1SE
Mr Balbir Doal
The Committee drew the District Council Conservation Officer's attention to this noteworthy 'arts and crafts' house in a conservation area, and to its view that the proposed alterations would markedly transform the character of the property. Demolition of integral side garage and erection of a two storey side extension including demolition and rebuilding of integral garage

PL360 Decisions

360.1 Decisions by Epping Forest District Council

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

PL361 Licensing Application

361.1 Notice of Application for a new club Premises Licence at Debden Pool and Snooker Sports Bar, 10 Torrington House, Torrington Drive, Loughton, IG10 3SZ.

Cllrs Chalk, C C Pond and Thomson 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 NOTED the Licensing Application and AGREED to defer this until the next meeting as responses were not due back at Epping Forest District Council until 20th April 2010. If the Town Council was to represent residents, then a clear mandate to do so would be required.

PL362 Planning Enforcement and Compliance

No reports had been received.

Signed
Date: 19th April 2010

Cllr Davies joined the meeting during the next item.

PL367 Matters for Report

367.1 Essex County Council planning application – CC/EPF/51/10 – Oak View School, Whitehills Road – County Council application for elevated single storey extension and internal remodelling works to provide new hydrotherapy pool and disabled changing facility. Works also include installation of lean to canopy and metal tubular bow railings and access gate for the storage of bikes – Min. no. PL357.3

The Committee had NO OBJECTION to this application.

367.2 Withdrawn application – EPF/0278/10 – 153 Colebrook Lane – Erection of a 1.8m depth single storey front extension – Min. no. PL339

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

367.3 Licensing Application – Notice of Application for a new club Premises Licence at Debden Pool and Snooker Sports Bar, 10 Torrington House, Torrington Drive, Loughton, IG10 3SZ – Min. no. PL361.1

The Committee NOTED the Licensing Application.

367.4 EPF/0312/10 – 44 Audley Gardens – Conversion of existing house extension to form a new dwelling and reinstate existing house – Min. no. PL350.1

The Committee NOTED a letter received from the applicants, Mr and Mrs Newman, detailing additional information on the above application.

367.5 Withdrawn application – EPF/0132/10 – 106-108 High Road – Non illuminated fascia signs x 2 – Min. no. PL341

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

PL368 Essex County Council planning application – CC/EPF/44/10 – The White Bridge Infant School, Greensted Road – The provision of a temporary single modular building with toilet facilities until 31st August 2013.

The Committee had NO OBJECTION to this application but would like to see the tree which would have to be felled to accommodate the proposed works, replaced elsewhere on the site. The Committee also sought a recommendation from the County Council that suitable anti-vandalism and anti-graffiti measures would be taken.

PL369 Planning Applications

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

**EPF/0246/10 Golding Church
Englands Lane
IG10 2QX**

Single storey rear extension to form drop-in centre, office and meeting rooms

Pastor Jerry Sandy

The Committee OBJECTED to this application as it considered the proposal would encroach unacceptably on the amenities afforded the adjacent properties in Lower Road, owing to the proposed works' very close proximity to the site boundary. It was therefore deemed contrary to Policies DBE 9 (i), (ii), (iii) & (iv) of Epping Forest District Council's adopted Local Plan & Alterations. In addition to this the Committee was also concerned the development would cause the inevitable loss of several trees bordering the immediate perimeter.

EPF/0352/10 53 Queens Road Proposed rear extension
IG10 1RR

Mrs Janet Errington

The Committee had NO OBJECTION to this application.

EPF/0458/10 45 Habgood Road Single storey rear extension
IG10 1HE

Mrs Lois Ward

The Committee had NO OBJECTION to this application.

The Committee brought forward the following application as it was located nearby.

EPF/0601/10 41 Habgood Road Loft conversion with rear dormer and hip to
IG10 1HE gable roof

Mr Jason Grant

The Committee drew the District Council Planning Officer's attention to the proposal's heightening of the apex of the roof that would consequently lead to a disproportioning of the semis.

EPF/0533/10 Loughton Sports Demolition of Loughton Sports Centre.
Centre Proposal for 85 bed care home
Rectory Lane development with car parking and
IG10 3RU landscaped secure garden areas (Revised
Rubyrose Ltd application)

The Committee supported all the reasons for refusal put forward by the District Council before this application was withdrawn and considered, as many points have still not been addressed, to reiterate its previous objections made which were:

The Committee was concerned that this large development would adversely affect the setting of Loughton Hall, a listed building immediately adjacent to the proposed site, and therefore OBJECTED to this application which was contrary to Policy HC 12 of Epping Forest District Council's adopted Local Plan and Alterations. It also regretted the loss of so many trees to facilitate the proposed project. Moreover, part of the site was zoned in the District's Local Plan as Urban Open Space.

The Committee considered the proposed erection of 1.8 metre high metal balustrade boundary fencing would have a serious and harmful effect on the adjoining listed building. In addition, the plans showed the erection of a 4 metre high wall that blocked continued access to the footpath running from Borders Lane to Loughton Hall and Rectory Lane, and sought its protection and retention.

The Committee was extremely disappointed by the possible loss of a busy, established and important community sports centre, partly paid for by public subscription, which had been compounded by the closure of other sports facilities in the district, with no guarantee of these ever being replaced. It was felt the removal of this sports facility was in stark contrast to the government's current 'Change 4 Life' scheme promoting health and fitness for all within the community.

Additionally, in light of comments made by the local PCT that the continued expansion of care homes caused undue strain on the present health care system in the district, the Committee considered the present proposal was undesirable, and that there was no demonstrable need for an additional care home of this size.

Planning conditions should be imposed to protect the footpath, and to improve the appearance of the proposed fences.

The Committee restated that if the District Council was minded to grant this planning application, it suggested every effort should be made to ensure that a very substantial Section 106 contribution be sought, to contribute to an alternative sports facility and compensate for stress on local NHS provision.

The Committee also requested that the District Council impose a planning condition to stabilise the ancient walls to the north of the site ensuring their retention as a conservation feature. Similarly, regarding the previously mentioned footpath (part of an ancient road), the Committee sought a condition for its protection and preservation should the Local Planning Authority grant the application.

EPF/0539/10 72 Sedley Rise Single storey rear extension
IG10 1LT
 Darren Moule

The Committee had NO OBJECTION to this application.

The Committee dealt with the following two applications together.

EPF/0564/10 The Thomas Willingale Installation of new external canopy over
County Primary School new play surfacing and installation of
The Broadway perimeter fencing underneath acting as a
IG10 3SR boundary to the area. Area to be used as a
 Mrs Marion Smith play area for Nursery pupils

EPF/0618/10 The Thomas Willingale New School sign

County Primary School
The Broadway
IG10 3SR

Mrs Marion Smith

The Committee had NO OBJECTION to these applications.

EPF/0574/10 6 Albion Hill Widen existing crossover and form six new
IG10 4RA car parking bays
 Mr M Hagger

The Committee was concerned about the possible loss or damage to trees on site. Without a site visit, it would not be possible to determine the damage to the hedges/trees and the streetscene. It drew this to the Local Planning Authority's attention and furthermore, questioned whether the need for parking outweighed the loss of trees.

The Committee also drew the District Council Planning Officer's attention to the property's siting within an area that the Town Council had suggested to Epping Forest District Council as a new conservation area.

EPF/0579/10 16 Tycehurst Hill Single storey rear extension and two storey
IG10 1BU side extension (Revised application)
 Mr Danny Lyfield

The Committee reiterated its previous comment made on EPF/0024/10 which was:
 The Committee voiced its strong concern over the loss of amenity to the adjacent property at no. 14.

EPF/0581/10 St John Fisher Junior County council application for proposed
School extensions and alterations to provide new
Burney Drive front entrance and office accommodation,
IG10 2DY sick room, ICT/multimedia room, Deputy
 Diocese of Brentwood Heads room, parent/Special Educational
 Needs/group room, staff room and toilet
 accommodation

The Committee NOTED this application's previous submission at its last meeting, as Essex County Council planning application – CC/EPF/39/10 (Min. no. PL358), and had NO OBJECTION.

EPF/0589/10 34 Meadow Road Ground and first floor rear extensions
IG10 4HX

Mr Martin Ten-Houten

The Committee had NO OBJECTION to this application.

EPF/0615/10 30 Forest Way Certificate of lawful development for
IG10 1JG proposed installation of solar panels

Mr Peter French

The Committee NOTED this application.

EPF/0617/10 Loughton Lodge Replace existing double wooden gates and
Steeds Way post with open metal railing gates and
IG10 1HX posts, replace existing wire fence with
Mr Martin Cooper wooden fencing (1.7m high), and
alterations to front garden (Revised
application)

The Committee NOTED that none of the older houses within the York Hill conservation area had iron railings and drew this to the District Council Conservation Officer's attention, and asked whether this was in keeping with the area. The Committee would prefer a like-for-like replacement, as would be appropriate in a conservation area.

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

EPF/0632/10 Alderton County Junior County Council application for the
and Infant School construction of single storey extension to
Alderton Hall Lane provide toilet facilities and improved
Essex County Council accessibility to and use of the school dining
room

The Committee had NO OBJECTION to this application.

EPF/0633/10 The White Bridge County Council application for the provision
County Infant and of a temporary single modular building with
Junior School toilet facilities until 31st August 2013
Greensted Road (See Agenda item 5)
Essex County Council

This was dealt with earlier at the meeting at Min. no. PL368 as Essex County Council planning application – CC/EPF/44/10.

EPF/0686/10 52 Church Lane TPO/EPF/14/83
IG10 1NU T3 Ash - Fell and grind stump

Mr Andy Sharp

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.

369.2 Applications – provided for information only:

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

PL370 Decisions

370.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL371 Planning Enforcement and Compliance

No reports had been received.

Signed

Date: 4th May 2010

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 4th May 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk

B Glassman

C Davies (from Min. no. PL375.4) T Frankland

C P Pond (as substitute for Cllr Thomson)

Officer: Vivienne Messenger (Planning Clerk)

PL372 Apologies for Absence

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

PL373 Confirmation of Minutes

The Minutes of the meeting held on 19th April 2010 were CONFIRMED as a correct record and signed by the Chairman.

The Minutes of the meeting held on 8th March 2010 were amended to read that Cllr C P Pond had been present as substitute for Cllr Davis not Cllr Thomson as shown.

PL374 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 4.2 and planning applications EPF/0629/10 and EPF/0640/10, as he either knew the applicants or had been approached as ward councillor by interested residents.

Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in EPF/0571/10 and EPF/0640/10 as they were acquainted with the owners of an adjoining property.

Cllrs C C Pond and C P Pond declared a personal but non-prejudicial interest in EPF/0700/10 as they were acquainted with the applicant's wife.

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 4.3 (Essex County Council planning application EPF/0672/10) and EPF/0565/10 as a member of the County Council.

Cllrs Chalk, C C Pond and C P Pond declared a personal and prejudicial interest in EPF/0557/10 as they were closely acquainted with the applicant, who was also a Town Councillor.

Cllrs Frankland and Glassman declared a personal but non-prejudicial interest in EPF/0557/10 as they were acquainted with the applicant, who was also a Town Councillor.

Cllr Frankland declared a personal but non-prejudicial interest in EPF/0571/10 and EPF/0700/10 as he was acquainted with both applicants.

Cllr C P Pond declared a personal but non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South and District Council Development Control Committee. She stated that any view she gave at this meeting would be considered afresh if the application came before a District Council Planning Committee, in the light of all the evidence available at the time.

Cllr Glassman declared a personal and prejudicial interest in EPF/0647/10 as he lived close by and his father had expressed objections to the previous planning application.

PL375 Matters for Report**375.1 EPF/2513/09 – Rear of 186 Forest Road – Demolition of existing buildings and construction of single dwelling – Min. no. PL317.1**

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 owing to its harmful effect on the amenities to neighbouring properties in Forest Road both through loss of privacy and overlooking which was contrary to Policies DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan & Alterations. It also considered this development to be over-large for this restricted backland site.

375.2 Planning application determination – EPF/0456/10 – Outside 7 Queens Road – BT Openreach – Telecommunications installation of a DSLAM broadband cabinet – Agenda item 7.2 (22nd March 2010)

The Committee CONFIRMED the comments made under delegated powers by the Planning Clerk, in discussion with the Committee Chairman, owing to time constraints on this planning application.

375.3 EPF/0672/10 – Oak View School, Whitehills Road, Loughton IG10 1TS – Essex County Council – Consultation on County Council application for elevated single storey extension and internal remodelling works to provide new hydrotherapy pool, single storey plant room, and disabled and assistant changing facility. Installation of a powder coated steel lean to canopy complete with clear polycarbonate roof and metal tubular bow railings and access gate for the storage of bikes – Min. no. PL367.1

The Committee NOTED this application had previously been submitted as Essex County Council planning application CC/EPF/39/10, and there had been NO OBJECTION raised.

Cllr Davies joined the meeting.

375.4 Withdrawn application – EPF/2521/09 – 151-159 Crown House, High Road – Conversion of 1st floor, 2nd floor and 3rd floor office (use class B1) to student accommodation comprising 75 self contained studio flats, reception area, common room, launderette and gymnasium. Erection of external fire escape staircase and alterations to external appearance of building including replacement of windows – Min. no. PL357.4

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

375.5 EPF/2300/09 – 238 High Road – Change of use of ground floor from Class A1 retail to a mixed use of Class A1 retail and Class A3 café. (Retrospective) – Min. no. PL306

The Committee instructed the Planning Clerk to write to Epping Forest District Council as the Local Planning Authority, regarding the wording of Condition 2 of its Decision Notice granting permission. The Committee was concerned that the LPA's use of "footway" had subsequently allowed the applicant to station tables and chairs immediately outside the shop, whereas if the Town Council's comments stressing the word "forecourt" had been used instead this would have maintained an unimpeded retail use aspect, which was now not the case. The Planning Clerk was asked to enquire why District Council planning officers had not retained the Town Council's wording.

375.6 EPF/1806/09 – 246B High Road – Change of use from A1 to mixed A1 and A3 use with new internal seating – Min. no. PL347.5

The Chairman reported that following Epping Forest District Council's issuing of an Enforcement Notice, this planning application had recently been resubmitted as planning application EPF/0670/10.

loss of amenity to neighbours by virtue of the proposed second floor balcony. It also requested the District Council to ensure that any tree removed during construction be replaced elsewhere in the garden.

Furthermore, the Committee asked that the following additional planning conditions be imposed:

- the inclusion of wheel washing facilities to safeguard highway conditions
- regulation of hours of work in the interests of neighbours' amenities
- restitution of any damage to highway verges after completion of proposed works

EPF/0593/10 39 Tycehurst Hill Retention of regrading of garden and
IG10 1BZ fencing

Mr Adam Brooks

The Committee regretted this was a retrospective application but had NO OBJECTION.

EPF/0596/10 5 Baldwins Hill Conservation area consent for the
IG10 1SE demolition of integral side garage and
Mr Balbir Doal erection of a two storey side extension
including rebuilding of integral garage

The Committee restated its previous comments made on the earlier application EPF/0499/10 which were:

The Committee drew the District Council Conservation Officer's attention to this noteworthy 'arts and crafts' house in a conservation area, and to its view that the proposed alterations would markedly transform the character of the property.

EPF/0629/10 52 Queens Road Proposed single storey rear extension and
IG10 1RS installation of two windows to the flank wall
Mr Tim Griffin

The Committee drew the District Council Planning Officer's attention to the increased overlooking of no. 50 by the proposed extension (incorrectly shown as no. 48 on the plans), but owing to inaccuracies and lack of information on the accompanying plans did not think it could make an informed judgment on the loss of amenity to neighbouring properties.

However, the Committee had NO OBJECTION to the increased footprint on the proposal.

EPF/0640/10 7 The Greens Close Addition of pitched roof to existing
IG10 1QE conservatory and rear extension
Mr K Crossman

The Committee had NO OBJECTION to this application.

EPF/0647/10 103 Tycehurst Hill New build four bedroom house to be
IG10 1BZ constructed within the boundary of 103
Mr Michael Spong Tycehurst Hill. Double garage with roof
storage area and covered linkway to be
demolished (Revised application)

Cllr Glassman left the meeting.

The Committee reiterated its comments previously made for application EPF/0105/10 which were:

The Committee had NO OBJECTION to this application but was concerned on possible overlooking and sought the District Council's requirement for obscured glass in the appropriate windows of the property. The Committee also expressed a concern

at the resulting loss of trees from the site which it would like to be replaced elsewhere in the garden and suggested a complete replanting with mature specimens and the addition of plant screening to the boundaries.

In addition, the Committee would have liked the opportunity to inspect the Arboricultural Report apparently submitted with this revised application, which had not been provided.

Cllr Glassman rejoined the meeting.

EPF/0658/10 44 Valley Hill Loft conversion with a side dormer, and a
IG10 3AQ first floor rear extension
 Ms Debbie Hodges

The Committee had NO OBJECTION to this application.

EPF/0659/10 22 Bushfields Two storey side extension, single storey
IG10 3JS front extension and loft conversion with a
 Mr John McGahan rear dormer

The Committee regretted the loss of symmetry to the pair of semis that the proposed development would cause by the removal of the hipped roof, and its effect on the streetscene with regard to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations. It also expressed a concern about the effect on the amenities of the neighbour at no. 24.

EPF/0700/10 10 Tycehurst Hill Certificate of lawful development for a
IG10 1BU proposed rear dormer window in a loft
 Mr John Knapman conversion

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

The Committee NOTED this application.

PL377 Decisions

377.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL378 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Loughton High Road – Philippe Claude Basset of Savoir Fayre Ltd – French market in Loughton High Road on Friday 28th May from 9.00 – 18.00 and Saturday 29th May 2010 from 9.30 – 18.00

The Committee had NO OBJECTION and SUPPORTED this application. It also noted that it had received no adverse comments from the public following a French market in the High Road last year in October 2009.

PL379 Planning Enforcement and Compliance

No reports had been received.

As this was the final meeting of the Council Year, the Chairman thanked all the members of the Committee for their attendance and diligence throughout the months.

Signed
 Date: 24th May 2010