
LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24th 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 (from Min. no. PL383)

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL380 Apologies for Absence

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

PL381 Confirmation of Minutes

The Minutes of the meeting held on 4th May 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL382 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0053/10 as he was slightly acquainted with the neighbours.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0567/10, EPF/0733/10 and EPF/0742/10 as various people had made representations to him as ward councillor but he had expressed no opinion.

Cllr Glassman joined the meeting.

PL383 Planning Applications

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

EPF/0567/10	43 Forest View Road	Demolition of existing 4 bedroom detached house and erection of new 6 bedroom
	IG10 4DY	detached house and raised patio to rear
	Ms Hayley Lampey	

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this planning application as it considered the development too large for the site, especially owing to the proposed depth of the extension and the raising of the patio at the rear, which would adversely affect the amenities of neighbouring properties particularly no. 45 Forest View Road. There would also be substantial overlooking of the adjoining rear gardens of nos. 41 and 45.

The Committee was also concerned by the overbearing nature of the design on the streetscene and was therefore contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

PL384 Matters for Report**384.1 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. PL375.5**

The Chairman reported that he had seen the District Council's documentation on the legalities of using the word 'footway' on Condition 2 of its Decision Notice allowing planning permission, which had concluded that the stationing of tables/chairs outside the premises was an enforceable breach of the terms of planning permission granted. The District Council would now proceed with enforcement action.

384.2 Notice of Enforcement Appeal – ENF/0505/09 – 246B High Road – Without planning permission: making a material change of use of the premises to a mixed use for purposes within Use Class A1 (Shops) to Use Class A3 (Restaurants & Cafés) – Min. nos. PL347.5 and PL375

This item was deferred until Agenda item 6.1, and dealt in conjunction with planning application EPF0670/10.

384.3 EPF/0647/10 – 103 Tycehurst Hill, IG10 1BZ – 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 (Revised application) – Min. no. PL376

The Committee NOTED the arboricultural report from the District Council.

384.4 EPF/0632/10 – Alderton County Junior and Infant School, Alderton Hall Lane – County Council application CC/EPF/45/10 for the construction of single storey extension to provide toilet facilities and improved accessibility to and use of the school dining room – Min. no. PL369.1

The Committee NOTED the County Council's Decision Notice granting planning permission.

PL385 Planning Applications under delegated powers

The Committee CONFIRMED the comments made by the Planning Clerk, under delegated powers owing to time constraints which were as follows:

EPF/0227/10	24 Albion Hill	6 x 4m high lighting columns around tennis court (Amended plan)
	IG10 4RD	
	Tim Breyer	

The Committee reiterated its comments previously made which were:

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/0754/10	60 Church Hill	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in a loft conversion
	IG10 1LB	
	Mr Peter Kiligrew	

The Committee NOTED this application.

EPF/0759/10	25 Church Hill	Certificate of lawful development for proposed side dormer windows in a loft conversion
	IG10 1QP	
	Mr & Mrs Daniel Prever	

The Committee NOTED this application.

PL386 Planning Applications

386.1 The following application for planning permission was considered and the plans inspected.

EPF/0053/10 30 Queens Road IG10 1RS Proposed outbuilding, summer house and gym to rear garden

Mr Andrew Glessing

The Committee had NO OBJECTION to this application.

EPF/0184/10 82 Tycehurst Hill IG10 1DA Second floor side extension

Mr P Minhas

Cllr Glassman declared a personal and prejudicial interest in this item as he lived in close proximity, and left the room.

The Committee NOTED that the property had been designed by the nationally renowned architect P D Hepworth and invited the District Council Conservation Officer's consideration as to whether the proposed works would have a deleterious effect on the dwelling's original design.

Cllr Glassman rejoined the meeting.

EPF/0470/10 The Robin Hood PH Epping New Road IG10 4AA Construction of timber clad storage shed, new wall and car park alterations

Mr Akhizzan Ahmed

The Committee had NO OBJECTION to this application but commented that the plans provided did not show the location of the proposed storage shed.

EPF/0566/10 71 Tycehurst Hill IG10 1BZ Demolition of existing bungalow and the construction of a new detached dwelling

Mr & Mrs James Annells

The Committee had NO OBJECTION to this application but expressed concern on the overlooking at the rear of the neighbouring property, no. 73.

EPF/0608/10 11 Harwater Drive IG10 1LP Ground floor rear extension, rebuilding of existing rear converted garage and addition of new garage to side of house

Mr & Mrs P Cocksedge

The Committee had doubts that the proposed new garage could be used for a car given its narrowness, and was also concerned the overall size of the development would curtail the amenities afforded no. 15 at the rear.

EPF/0634/10 56 Upper Park IG10 4EQ Additional side windows with obscured glazing to rear extension

Mr Vasco

The Committee had NO OBJECTION to this application but would like to see the District Council impose a planning condition requiring the additional side windows to be in fixed lights.

The Committee dealt with the following two items together.

EPF/0670/10 Cakes and Shakes 246B High Road IG10 1RB Change of use from purposes within Use Class A1 to a mixed use for purposes within Use Classes A1 and A3 (Revised application)

Mr Ghulam Alahi

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.

Notice of Enforcement Appeal – ENF/0505/09 – 246B High Road – Without planning permission: making a material change of use of the premises to a mixed use for purposes within Use Class A1 (Shops) to Use Class A3 (Restaurants & Cafés) – Min. nos. PL347.5 and PL375

The Committee reiterated its comments previously made for planning application EPF/1806/09 which were:

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:

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

EPF/0693/10 153 Colebrook Lane Erection of a single storey front extension
IG10 2HP (Revised application)
 Mrs Claire Lopez

The Committee NOTED the District Council's response that the application had been withdrawn.

EPF/0698/10 127 Colson Road Two storey side extension
IG10 3RA
 Mr John Whitehead

The Committee had NO OBJECTION to this application.

EPF/0727/10 28 Crossfields Certificate of lawful development for a
IG10 3PY proposed single storey rear extension and
 Mrs Alison Leavey rear dormer window in a loft conversion

The Committee NOTED this application.

EPF/0730/10 11 Roydon Close Demolish rear conservatory and construct
IG10 3DN single storey rear extension with part two
 Mr Michael Bryant storey rear extension

The Committee had NO OBJECTION to this application.

EPF/0733/10 12 - 18 Pump Hill Erection of proposed 3 bed, two storey
IG10 1RU dwelling with walk out basement level to
 Mr Daniel Collins the rear

The Committee OBJECTED to this planning application which it considered over-large for the plot with less than 1 metre left to the site boundary with Brittens Cottages at nos. 20, 22 and 24 Pump Hill. There was also concern over the proposal's deleterious affect on the streetscene regarding the adjoining Brittens Cottages next door to the Gardeners Arms Public House, which were within the York Hill Conservation Area it

abutted. It was therefore deemed contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee stated that it preferred the previous plan, EPF/2302/08, with an acceptably smaller footprint, which had already been granted planning permission.

EPF/0742/10 25A York Hill Change of use from A1 to A2 (Estate
IG10 1RL Agency)
Mr Stuart Linney

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, it was NOTED that permission had been given (EPF/0469/00) for the replacement of buildings on this site by a house, which would be a preferable option for this prominent site in the Conservation Area.

EPF/0743/10 33 The Crescent First floor extension with rooms in the roof
IG10 4PY and new porch (Revised application)
Mr & Mrs M McCourt

The Committee had NO OBJECTION to this application.

EPF/0773/10 1 Marjorams Avenue Erection of an outbuilding
IG10 1PT
Mrs Dean

The Committee had NO OBJECTION to this application subject to the District Council imposing a condition prohibiting its use from any kind of residential occupation or as a garage for a vehicle, and sought an additional clause to prevent any entrance to be made allowing access onto the busy A121 at the top of Church Hill.

EPF/0805/10 12 Baldwins Hill Erection of a single storey side/rear
IG10 1SD extension
Mrs Sarah Vandeppeer

The Committee had NO OBJECTION to this application but expressed concern regarding its effect on the amenities of both neighbours.

EPF/0820/10 29 Felstead Road Proposed single storey front extension
IG10 3BB
Mr John Waites

The Committee had NO OBJECTION to this application.

EPF/0828/10 3 Aragon Close TPO/EPF/02/93 - A1
IG10 3NP (T1) Oak - Remove
Mrs Kay Taylor (T2) Oak x 2 stems - Remove

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/0833/10 228 High Road Change of use of first floor from retail to
IG10 1ET assembly and leisure (D2) for use as ladies
Mrs Katherine Wang gym, yoga and Chinese martial arts centre

The Committee had NO OBJECTION to this application.

EPF/0856/10 Carlton House TPO/EPF/18/99
Algers Road T1 - Robinia (False Acacia)
IG10 4RS Cut back one years growth for five years
Carlton House

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

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/0862/10 28 Grosvenor Drive Certificate of lawful development for
IG10 2LH proposed rear dormer in a loft conversion
 Mr Jonathan Pratt
 The Committee NOTED this application.

EPF/0872/10 6 The Fountains TPO/EPF/04/98
IG10 4RZ (T1 and T3) 2 x Poplar trees - Crown lift by
 The Owner / Occupier 4 metres and repollard
 (T2) Aspen - Remove and replace
 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.

386.2 Applications – provided for information only

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

PL387 Decisions

387.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

387.2 Decisions by Essex County Council

The Planning Decisions from Essex County Council were NOTED.

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

PL388 Licensing Applications

388.1 Notice of Application for a Premises Licence in respect of The Wimpey Restaurant, 168A High Road, Loughton, IG10 1DN.

388.2 Notice of Application for a Premises Licence in respect of 27 The Broadway, Loughton, IG10 3SP

The Committee NOTED the Licensing Applications.

PL389 Planning Enforcement and Compliance

The Committee NOTED the reports.

Signed

Date: 7th June 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7th June 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. PL392)	T Frankland
R Thomson		

Officer: Vivienne Messenger (Planning Clerk)

2 members of the public

PL390 Apologies for Absence

Apologies for absence had been received from Cllr Glassman.

PL391 Confirmation of Minutes

The Minutes of the meeting held on 24th May 2010 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Davies joined the meeting.

PL392 Declarations of Interest

No declarations of interest were made.

PL393 Planning Applications

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

EPF/0836/10 15 Goldings Rise Two storey side extension
IG10 2QP

Mr John Stephens

The Committee NOTED the contents of a letter of objection that included six signatories.

A member of the public with an interest in these applications addressed the meeting.

The Committee OBJECTED to this application as it would impair the amenities and cause loss of light to the adjoining property at no. 14, especially the kitchen, and overlook the patio.

The Committee considered the proposal to be an overdevelopment of the site, exacerbated by the additional 6-ft frontal extension over no. 14, and its overbearing impact harmful to the streetscene, which was contrary to Policies DBE 9 (i), (ii) & (iii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

Moreover, the two storey extension would render unusable the existing garage, sited in the rear garden.

EPF/0955/10 44 Audley Gardens Demolition of existing side extension to
IG10 2EW reinstate existing house and construct new
 Mr & Mrs Newman bungalow for disabled/less able use
 A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application as the new proposal overcame members' objections previously made on EPF/0312/10. The Committee thought this new construction would be more in keeping with the original design of the estate, but asked the District Council to include a planning condition for a suitable planting scheme along the site boundary, and replacement fencing panels.

PL394 Matters for Report

394.1 Withdrawn application – EPF/0596/10 – 5 Baldwins Hill – Conservation area consent for the demolition of integral side garage and erection of a two storey side extension including rebuilding of integral garage – Min. no. PL376

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

PL395 Epping Forest District Council's Licensing policy

In light of the new government and its possible intentions with regard to licensing policy, the Committee hoped to be able to question the matter of representations on licensing applications and the means by which town/parish councils could pursue licensing issues. The Committee therefore AGREED to defer this item until its Agenda of 5th July 2010, as the District Council consultation did not close until Saturday 31st July 2010.

PL396 Planning Applications

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

EPF/0286/10 1 Forest Way Erection of replacement boundary retaining
IG10 1JG wall
 Ms Sally Kirkby

The Committee had NO OBJECTION to this application.

EPF/0746/10 114 Valley Hill Erection of single storey rear extension
IG10 3AT
 Ms M Castro

Having considered the plans and the photograph provided, the Committee expressed doubts as to whether the existing work was contained within permitted development rights. Additional concern was raised regarding the proposal's effect on the amenities of the neighbouring property.

EPF/0804/10 45 Traps Hill Certificate of lawful development for a
IG10 1TB proposed single storey rear and side
 Mr Robert Greene extension

The Committee NOTED this application.

EPF/0816/10 193 The Broadway Two storey side extension
IG10 3TE
 Mrs Deborah Slade

The Committee was concerned that the planned works extended right up to the boundary with the neighbouring property at no. 115, which had extremely limited private amenity space of its own.

- EPF/0858/10 84 Tycehurst Hill** Part ground and first floor rear extension
IG10 1DA
 Alison Green
 The Committee had NO OBJECTION to this application.
- EPF/0896/10 29 Felstead Road** Certificate of lawful development for
IG10 3BB proposed loft conversion incorporating hip
 Mr John Waites rear dormer (Revised
 application)
 The Committee NOTED this application.
- EPF/0906/10 20 Alderton Hill** Amendment to approved replacement
IG10 3JB dwelling with integral garage to increase
 Mr and Mrs S Shah the width of the swimming pool projection
 by 0.625 metres
 The Committee had NO OBJECTION to this application.
- EPF/0909/10 Adjacent 240 The** Erection of two storey detached dwelling
Broadway house (Revised application)
IG10 3TF
 Mr G Barker
 The Committee reiterated its previous comments made on EPF/0018/10 which were:
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.
- However, the Committee NOTED the revised application stated parking for 5 car spaces. Furthermore the Committee was concerned by the paucity of private amenity space afforded the new dwelling, contrary to what was laid down in Policy DBE 8 (iii) of Epping Forest District Council's adopted Local Plan & Alterations.
- EPF/0911/10 38-40 Station Road** Retrospective planning application for
IG10 4NX alterations to front right gable end elevation
 Mr Vinod Patel and side elevation to form side extension,
 installation of skylights in loft space,
 installation of wider window openings on
 front elevation, ridge of main roof
 increased, lift shaft roof ridge increased
 The Committee had NO OBJECTION but regretted this application was retrospective.
- EPF/0945/10 20 Millsmead Way** Single storey side and rear extension
IG10 1LR
 Ms K Julian
 The Committee had NO OBJECTION to the rear extension but expressed concern that the proposed side extension would reach right up to the boundary line.
- EPF/0983/10 Browns Car Park** TPO/EPF/12/86/T1/T2/G1/G2/G3/G4 and
Smarts Lane TPO/EPF/20/86/T1
(Behind 31-45 High (T1) 9 x Limes - Remove overhanging
Beech Road) branches to boundary
 Mr Matthew Brown (T2) 2 x Limes - Remove overhanging
 branches to boundary
 (T3) Cherry - Remove overhanging
 branches to boundary

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

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

396.2 Applications – provided for information only

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

PL397 Decisions

397.1 Decisions by Epping Forest District Council

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

397.2 Decisions by Essex County Council

The Planning Decisions from Essex County Council were NOTED.

PL398 Planning Enforcement and Compliance

The Committee NOTED the reports and the information provided by the Planning Clerk.

Signed
Date: 21st June 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21st June 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

C Davies (from Min. no. PL400)

B Glassman (from Min. no. PL402)

T Frankland

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

10 members of the public

PL399 Apologies for Absence

Apologies for absence had been received from Cllr Chalk.

Cllr Davies joined the meeting.

PL400 Confirmation of Minutes

The Minutes of the meeting held on 7th June 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL401 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0342/10 as he had been approached as ward councillor by interested parties but had not expressed an opinion.

Cllr Glassman joined the meeting.

PL402 Matters for Report

402.1 Withdrawn application – EPF/0567/10 – 43 Forest View Road – Demolition of existing 4 bedroom detached house and erection of new 6 bedroom detached house and raised patio to rear – Min. no. PL383

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

402.2 Notice of Appeal – EPF/0294/10 – 13 Eleven Acre Rise – Erection of a four storey, six bedroom house. (Amended application to EPF/1615/09 with increased basement area, additional window in flank wall at basement level and revised internal layout at ground floor level) – Min. no. PL341

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

402.3 18 Alderton Hill – Min. no. PL350.1

The Chairman reported that he, accompanied by the Planning Clerk, had attended a meeting with the agent to explain the reasoning behind the Committee's objection to two previous planning applications for this site and how it might be remedied – EPF/0325/10 (refused permission by the District Council) and EPF/2174/09 (withdrawn by the applicant).

402.4 Epping Forest District Council's Licensing policy – Min. no. PL395

The Chairman reported that he had been asked by the Essex Association of Local Councils Epping Forest Branch to raise the matter of representations on licensing applications and the means by which town/parish councils could pursue licensing

issues at a forthcoming meeting of County Councillors, District Council Cabinet members and Members of Parliament, on 25th June 2010.

PL403 Planning Applications

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

EPF/0342/10	Land adjoining Clays Lane / Junction of Englands Lane IG10 2RZ	Change of use of land for a Golf Teaching Practice Facility (D1/D2)
	Mr Nick Matthews	

Cllrs 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.

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

The Committee OBJECTED to this application as the proposal was sited on Green Belt land and would set a precedent, contrary to Policy GBA2A (ii) of Epping Forest District Council's adopted Local Plan & Alterations. Members questioned its need as there were already similar facilities to be found at neighbouring Chigwell, Chingford and Hainault. The Committee was strongly critical that the access road, with entrance gates, had already been constructed without planning permission. It noted that the previously granted planning application EPF/1181/84 had preceded the District Council's 1998 Local Plan, which had made further provisions for safeguarding protected lanes and Green Belt land.

The siting of the golf driving facility was considered to be inappropriate and in too close a proximity to residential properties on both sides of Englands Lane, Cleland Path, Coles Green and the north end of Pyrles Lane that bordered the site boundary, both from noise disturbance and the potential hazard of stray golf balls. The Committee also NOTED that the houses nearest to the development had not been shown on the accompanying plans. Furthermore, the proposed allocation of land for the driving range was viewed as being too cramped for this type of activity.

The Committee was also concerned that as Clays Lane is a Protected Lane (with regard to Policy HC4 of the District Council's adopted Local Plan & Alterations) for much of its length, such a facility would only serve to intensify traffic manoeuvring in and out of Clays Lane at a T-junction / staggered crossroads near Cleland Path, that exited on to the busy Englands Lane. It NOTED that EPF/1181/84 had restricted vehicular access to the site solely to maintenance vehicles and prohibited access to Clays Lane.

Moreover, the Committee considered the development's encroachment into the Green Belt would cause the loss of a valuable wildlife habitat (which was not dormant land as described in the application) to local fauna and flora, especially deer, regarding Policy NC4 of the District Council's adopted Local Plan & Alterations. The members also feared that substantial quantities of soil might need to be imported for restructuring and levelling the ground, to the detriment of its natural condition.

However, if the District Council did grant planning permission it sought planning conditions to prohibit the use of floodlighting, disallow parking on site except for maintenance vehicles, limit the number of clients at any one time, and reject any type of premises licence application that could arise in the future.

EPF/0734/10 F Bosworth (Butchers) Three offices to let separate to the existing
4 Church Hill business
IG10 1LA
 Mr John Grabowski

The Committee regretted that this planning application in a conservation area was retrospective and expressed concern that there was no parking provision for the new offices.

EPF/0817/10 2 Priory Road Hip to gable roof conversion/alterations
IG10 1AF and rear flat roof dormer
 Mr Alex Copeman

The Committee had NO OBJECTION to this application.

EPF/0900/10 Zizzi Display of halo illuminated fascia sign, non-
2 Church Hill illuminated projecting sign, internally
IG10 1LA illuminated signage at first and ground floor
 Mr Gordon Lee Fisher and internally illuminated menu box

The Committee OBJECTED to this application as the proposal for 14 different signs was considered to be deleterious to the streetscene and an over usage of advertising signage in a conservation area at this prime corner site that bordered a residential area.

Moreover, the designs of the proposed blinds and signs were considered inappropriate on this Arts and Crafts building originally designed by architect Horace White, and the car park sign unsuitable owing to its particularly over large dimensions. It was therefore deemed contrary to Policy HC7 of Epping Forest District Council's adopted Local Plan & Alterations. The Committee drew the District Council Conservation Officer's attention to this application.

EPF/0913/10 42 Church Hill Certificate of lawful development for
IG10 1LA proposed removal of rear lean-to and
 Mrs Debbie Allan construction of a new single storey
 extension

The Committee NOTED this application.

EPF/0963/10 3 Centric Parade Change of use from a mixed use for shop
High Road and restaurant purposes (use classes A1
IG10 1DN and A3) to sole use as a restaurant (use
 White Bull Brasserie Ltd class A3) and new shop front and shutter

Cllrs 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 drew the District Council Planning Officer's attention to the 70% retail threshold and asked whether this premises conversion would push non-retail over the key retail frontage threshold. The Committee disapproved of any further wholly A3 uses and stated that the proposed change of use would remove the last vestige of A1 retail usage from these premises.

In addition, if the Local Planning Authority was to grant permission, the Committee requested a planning condition prohibiting the stationing of chairs and tables immediately outside the premises on the forecourt or highway.

EPF/0973/10 17 Eleven Acre Rise
IG10 1AN
 Mrs Margaret Di-Lorenzo
 The Committee had NO OBJECTION to this application.

Loft conversion with dormer windows, two storey front elevation extension and single storey side extension (Revised application)

EPF/0975/10 Epping Forest College
Border's Lane
IG10 3SA
 Mr Roger Tiffin

Construction of 76 (previously granted 81) new dwellings and all associated garages, sub-station, car ports, refuse and cycle stores. Amendment to RES/EPF/2100/06 (Reserved matters application for 268 no. residential dwellings and associated infrastructure)

The Committee had NO OBJECTION to this application.

EPF/0986/10 77 High Beech Road
IG10 4BN
 Miss Louise Gordon

Change of use to office (from temporary health care residential accommodation) with staff car parking at rear. Hours of use Monday to Friday 9am - 5.30pm

Cllrs 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 and pointed out that these premises had at one point been a café.

EPF/0997/10 J Sainsbury Plc
Old Station Road
IG10 4PE
 Mrs Laura Andrews

Illuminated free standing 1x double sided and 1x wall mounted units

The Committee had NO OBJECTION to this application and would preferably like the proposed signage to be carbon neutral.

EPF/1019/10 36 Lower Park Road
IG10 4NA
 Mr Ben Harling

Single storey rear extension and loft conversion with rear dormer

The Committee had NO OBJECTION to this application.

EPF/1039/10 1 and 1A Warren Hill
IG10 4RL
 Mr Andrew Girvan

Erection of three detached dwellings and all associated works, and removal of section 52 agreement (Revised application)

The Committee had NO OBJECTION to this application.

EPF/1040/10 5 High Beech Road
IG10 4BN
 Mr William Fox

Single storey front extension, with new pitched roof (Revised application EPF/1809/09)

Cllr Frankland declared a personal but non-prejudicial interest in this item as he was the owner of a property located nearby.

The Committee had NO OBJECTION to this application.

EPF/1072/10 91 York Hill
IG10 1HZ
 Ms Gina Pomfrett

Two storey rear extension

The Committee had NO OBJECTION to this application.

PL404 Decisions

404.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL405 Planning Enforcement and Compliance

The Committee NOTED the reports and the information provided by the Planning Clerk.

Signed
Date: 5th July 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5th July 2010 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. PL410)

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

5 members of the public

PL406 Apologies for Absence

Apologies for absence had been received from Cllr Glassman.

PL407 Confirmation of Minutes

The Minutes of the meeting held on 21st June 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL408 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in Agenda item 6 regarding the proposed upgrade to the existing Vodafone base station in Church Hill, as he had been shown comments made by District Councillors.

Cllr Chalk declared a personal but non-prejudicial interest in Agenda item 6 as she had previously objected to another Vodafone installation in the town.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0774/10 and EPF/1192/10 as he was slightly acquainted with parties to these applications. He said that the need for additional declarations on the latter might become apparent on councillors' examination of the papers.

PL409 Matters for Report

409.1 Planning Enforcement and Compliance – Min. no. PL405

The Chairman reported the he had seen a communication regarding an impending District Council Enforcement Order against the Wheatsheaf Pub, 15 York Hill, on alleged planning infractions.

PL410 Planning Applications

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

Cllr Davies joined the meeting during the first item.

EPF/0921/10	153 Colebrook Lane	Erection of a single storey front extension
	IG10 2HP	(Revised application)
	Mrs Claire Lopez	

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.

Cllr Davies also declared a personal but non-prejudicial interest as she was acquainted with a member of the public present at the meeting who was objecting to this application.

The Committee NOTED the contents of three letters of objection.

Two members of the public with an interest in this application addressed the meeting.

The Committee did not believe that the revised application had overcome its previous objections made on EPF/0278/10 and reiterated those comments which were:

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.

Furthermore, the Committee expressed a concern at the resulting loss of a tree and two hedges from the site and asked the District Council, if it granted permission, to add conditions requiring a replacement tree and hedge, as well as the use of materials in the extension to match those already in existence.

EPF/0774/10	22 Albion Hill IG10 4RD Mr T Breyer	Replacement dwelling and relocation of garage (Amended application from EPF/1832/07 including alterations comprising the inclusion of a balcony, replacement and rear dormers with rooflights and modifications to the garage roof)
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The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this retrospective application and considered the erection of a first floor rear balcony had caused excessive loss of amenity by overlooking the neighbouring property at the rear, known as Thurlestone in Pollards Close. Moreover, the Committee OBJECTED to the much larger garage, which in its opinion, was less appropriate in the streetscene and was therefore deemed to be contrary to Policies DBE 9 (ii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

The Committee requested that the District Council Arboricultural Officer look at the present landscaping on the site and whether the overlooking could be mitigated by a suitable planting condition.

PL411 Epping Forest District Council's Licensing Policy

The Committee considered an oral report by the Chairman, who stated that the new Coalition Government had expressed an intention to revise the Licensing Act 2003 later in the current Session. The lifetime of the revision of the Epping Forest District Council statement of policy was likely therefore to be strictly temporary.

The Committee AGREED the following points to submit to the District Council:

- The policy as drafted, both in its language and content, was much too favourable to the unrestricted grant of a licence. The Committee recognised this was partly a matter of law, but did not think the Policy's use of language was sufficiently cautious, particularly of residents' concerns, and went beyond what the Act envisaged.
- In paragraph 1.16, on line 3, omit "*the*" and insert "*any*", to read: "*...will be balanced against any wider benefits to the community.*" Then delete the entire last sentence which reads: "*When attaching conditions the Council will also be aware of the need to avoid measures that might deter live music, dancing or theatre by imposing indirect costs of a substantial nature.*"
- In paragraph 1.24, where it says: "*A Councillor for the District may also make representations.*" This is ambiguous. Does this mean, "A District Councillor for the ward affected"? If so, it should say so. It would not be within the parameters of the Act if a Councillor for Ongar (say) could have a view on an application in (say) Buckhurst Hill.
- Omit paragraph 1.38, which reads: "*The Council recognises however, that as well as the licensing function there are a number of other mechanisms for addressing issues of unruly behaviour that occur away from licensed premises. The Council recognise that licensing law is not a mechanism for the general control of anti-social behaviour by individuals once they are away from the premises and beyond the direct control of the licence holder.*"
- In paragraph 1.39, on line 2, after "*Act*" insert "*may*" to read: "*...premises and events requiring a licence under the Licensing Act may provide and...*"
- In paragraph 7, omit the first sentence on the supposed benefits of extended hours, which contention has now generally been discounted. This sentence reads: "*The Council recognises that longer licensing hours may be in the interests of the community by avoiding concentrations of disturbance from customers leaving premises whilst ensuring that nuisance is minimised to local residents.*"

Additional:

The Committee welcomed the following mandatory conditions imposed by the Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010 (SI 2010/860) which came into force on 6th April 2010 that:

- a. It is a condition of every licence for alcohol consumption that tap water must be freely available on request.
- b. Lap dancing and similar activities are subject to the same licensing regime as sex establishments.

Finally, the desirability of parish councils being admitted as authorities in their own right would require further amendment of the Licensing Act, and it was NOTED that this was being pursued separately.

PL412 Pre-application Consultation – Proposed upgrade to existing Vodafone base station installation to accommodate use by O2 and to facilitate improved coverage – cell site 47214 – Church Hill, Loughton IG10 1LJ

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 OBJECTED strongly to any repositioning of the pole in much closer proximity to the residential flats above the shops. However, the Committee suggested a much better location would be at the extreme southern end of Homebase, in front of one of its pillars, where there was also a blank wall, and no residential accommodation nearby. The proposed cabinet would presumably be relocated alongside this more southerly position outside Homebase.

PL413 Planning Applications

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

EPF/0009/10 46 Goldings Road IG10 2QN Two storey rear extension (to match existing neighbours extension)
Mr James Geller

Owing to the obsolete block plan submitted, the Committee was unable to gauge the rear extension's likely effect on the neighbours. The application should be resubmitted with accurate plans.

EPF/0937/10 9 Coles Green IG10 2QS Rear conservatory/orangery extension
Mr Orsi

The Committee had NO OBJECTION to this application.

EPF/0962/10 38 Meadow Road IG10 4HX Single storey side extension
Mr Jason Butcher

The Committee had NO OBJECTION to this application.

EPF/1028/10 12 Albion Hill IG10 4RA Single storey rear extension with balcony and raised patio extension
Mrs Angela Austin

Cllr Davies declared a personal but non-prejudicial interest in this item as she knew the neighbours.

The Committee had NO OBJECTION to this application.

EPF/1074/10 54 Lower Park Road IG10 4NA Two storey rear extension and single storey side garage
Mr Desmond Gilligan

The Committee had NO OBJECTION to this application.

EPF/1081/10 3 Ripley View IG10 2PB Erection of front boundary entrance gates, railings and brick raised piers
Mr Stuart Rabey

The Committee did not like the proposal's effect on the streetscene, but as gates and railings had already been installed close by in the same road, it saw no grounds for objection. However, the Committee requested that, in light of recent child deaths

caused by electric gates, the design of the gates ought to incorporate appropriate safety features.

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

EPF/1138/10 **13 Eleven Acre Rise** Erection of a four storey, six bedroom
IG10 1AN house (Amended application to
Mr Pankaj Agarwala EPF/1615/09 with increased basement
area, additional window in flank wall at
basement level and revised internal layout
at ground floor level) Revised application

The Committee had NO OBJECTION to this application.

EPF/1174/10 **18 Lawton Road** Certificate of lawful development for
IG10 2AE proposed rear dormer window in a loft
Mr James Lillingston conversion

The Committee NOTED this application.

EPF/1192/10 **85 The Drive** TPO/EPF/91/10
IG10 1HL Pine (T1)- Fell
Mrs Susan De'Bell Cedar (T2) - Fell
Pine (T3) - Fell

Clrs Chalk, Davies, C C Pond and Thomson declared a personal and prejudicial interest in this item as the agent was a former Town Councillor and serving District Councillor.

As this left the Committee inquorate, the meeting was adjourned while the Planning Clerk dealt with this planning application under delegated powers and made the following comments which were:

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 meeting reconvened.

EPF/1234/10 **3 Little Dragons** TPO/EPF/04/70/A1
Nursery Road (T1) Lime - Crown lift to 1st main break
IG10 4DG (approx. 5m height), reduce overhanging
Mr Ratnage branches by approx. 3m and thin crossing
branches

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

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

413.2 Applications – provided for information only

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

PL414 Decisions

414.1 Decisions by Epping Forest District Council

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

PL415 Enforcement of Planning Control

The Enforcement Notice at Sir Winston Churchill Public House, The Broadway, Loughton IG10 3SP was NOTED. However, the Committee pointed out that Epping Forest District Council was also the landlord, so could surely influence the usage of the land outside the planning process.

PL416 Planning Enforcement and Compliance

The Committee NOTED the reports and the information provided by the Planning Clerk.

Signed
Date: 19th July 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19th July 2010 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors:

C C Pond (in the Chair)

M R M Chalk (from Min. no. PL420)

B Glassman (from Min. no. PL420)

T Frankland

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

1 member of the public

PL417 Apologies for Absence

Apologies for absence had been received from Cllr Davies.

PL418 Confirmation of Minutes

The Minutes of the meeting held on 5th July 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL419 Declarations of Interest

Cllr Thomson declared a personal but non-prejudicial interest in EPF/1247/10 and EPF/1288/10 as he was acquainted with occupants in both of the properties.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/0758/10 as he was a Member of the Court of the University of Essex, which was the owner of Hatfields.

PL420 Planning Applications

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

Cllrs Chalk and Glassman joined the meeting during the next item.

EPF/1198/10 18 Englands Lane Erection of garden shed/outbuilding
IG10 2QQ

Ms Sharon Mitchell

The Committee NOTED the contents of a letter of objection.

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

The Committee was strongly critical that this was a retrospective application and OBJECTED to the visual intrusion of the bulky dimensions of the erected outbuilding, and its impact that had caused substantial loss of amenity at the rear to neighbouring properties in Copper Beech Court.

However, the Committee would waive its objection if the District Council imposed the following planning conditions to protect the amenity of residents of Copper Beech Court:

- no residential occupation
- a condition requiring the painting of the rear of the outbuilding in an appropriate green to mask the appearance of the structure

- installation to the rear of the structure of suitable plant screening and its maintenance in that condition

PL421 Matters for Report

421.1 Notice of Appeal – EPF/0279/10 – 11 Longfield, IG10 4EE – Loft conversion with front and rear dormer windows – Min. no. PL359

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

421.2 Pre-application Consultation – Proposed upgrade to existing Vodafone base station installation to accommodate use by O2 and to facilitate improved coverage – cell site 47214 – Church Hill, Loughton IG10 1LJ – Min. no. PL412

The Committee NOTED the information received from the telecommunications consultant acting on behalf of Vodafone and O2.

421.3 EPF/0900/10 – Zizzi, 2 Church Hill, Loughton IG10 1LA – Display of halo illuminated fascia sign, non-illuminated projecting sign, internally illuminated signage at first and ground floor and internally illuminated menu box (Amended application) – Min. no. PL403

The Committee entirely concurred with the District Council Conservation Officer's comments and wished the Local Planning Authority to act in accordance with them. In addition, the Committee strongly disapproved of the two car parking signs located underneath the windows facing Kings Green.

421.4 10 Rectory Lane – Min. no. PL33

The Chairman reported to members that he had received correspondence from the District Council that Environmental Health Officers would pursue the removal of the Loughton Metals' signs recently affixed to a highways sign on Rectory Lane.

421.5 Decision by the Planning Inspectorate on EPF/1507/09 – Site at 15 The Crescent – Demolition of existing bungalow and erection of a pair of semi detached houses – Min. no. PL324.1

The Committee NOTED the information received from the Planning Inspectorate (Ref No: APP/J1535/A/09/2116796/NWF) that the Appeal had been dismissed.

PL422 Planning Applications

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

EPF/0758/10	Hatfields Rectory Lane IG10 3RY Mr Roy Abbott	Grade II Listed Building application to refurbish front entrance to Hatfields House - to include repainting existing timber surround, replace stone step and replace external door
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The Committee had NO OBJECTION to this application.

EPF/0885/10	18 Harwater Drive IG10 1LW Mr Andy Michael	Single storey rear extension
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The Committee had NO OBJECTION to this application.

EPF/1082/10	10 St Johns Road IG10 1RZ Stuart Brazill	Replacement dwelling
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The Committee had no objection to the proposed house but expressed concern that it was unclear from the plans submitted what effect the replacement dwelling would have on the amenities currently afforded no. 1 Grasmere Close. Members would also like to see eco-friendly features factored into the new development regarding the recycling of water and harnessing of rainwater.

In addition, the Committee asked for a suitable planting condition to maintain as much of the existing conifer screening (or fitting replacement planting) shown on existing block plan 1124/01a but not on proposed block plan 1124/02b, despite the accompanying documentation stating that no trees/hedges would be affected by the proposed works.

Moreover, it was drawn to the attention of the Local Planning Authority that the garden space allocated for the proposed new dwelling was reduced to 26 metres, which may be insufficient for such a large house, and to a similar length for no. 12 St Johns Road. The Committee was concerned by this, as the rear sections of these gardens were a valuable natural habitat of local specimen trees and wildlife that should be preserved, and because truncating the gardens might facilitate development of the backland.

EPF/1108/10	Car Park Sir Winston Churchill The Broadway IG10 3SP Mr Myzafer Halilaj	Retrospective application for the retention of existing car wash use in part of car park and associated storage container and proposed additional storage container (as customer waiting room) and PVC cover area. Vacuum cleaners to be housed in acoustically insulation containers
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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 OBJECTED to this planning application, as it was concerned by the loss of ten car parking spaces, as well as the noise and disturbance to residents nearby, especially in Barrington Green, in addition to the nuisance of spray to passers by. The Committee was worried by the possible hazards of storing chemicals on site and, should this application be recommended for approval, sought the District Council's requirement of the secure overnight storage of all such chemicals. The Committee also sought a condition prohibiting any working on Sundays.

EPF/1189/10	4 Albion Hill IG10 4RA Mr M Hagger	Two storey rear extension with room in the roof
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Cllr Glassman declared a personal but non-prejudicial interest in this item as he was a past acquaintance of the owner of Oaklands school.

The Committee had NO OBJECTION to this application.

EPF/1193/10	58 Meadow Road IG10 4HX Mr Jonathon Woods	Certificate of lawful development for a proposed rear dormer window in a loft conversion
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The Committee NOTED this application.

EPF/1210/10	New Oak Lodge Englands Lane IG10 2NX Mr Eric John Furze	Amendment to formerly approved dwelling (EPF/0630/07) with addition of basement and detached single garage
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The Committee had NO OBJECTION to this application but expressed a concern about possible water penetration problems in the basement.

EPF/1231/10	14 The Drive IG10 1HB Miss Stephanie Tozer	Removal of most of existing decking at rear first floor level, removal of existing fence surround, and erection of 1.1m railings around a small area (1.25m by 1.95m) to enclose the first floor opening door, skylight in ground floor roof, and small area of decking
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The Committee considered the accompanying plan unintelligible and therefore could not usefully comment on this application. Members expressed polite surprise that such a plan was considered satisfactory to be registered.

EPF/1247/10	14 Fallow Fields IG10 4QP Mrs S Dhawan	Amendment to previous planning permission (EPF/1579/08) by the insertion of two and first floor rear facing windows in new extension, to be fixed pane and obscured
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The Committee had NO OBJECTION to this application.

EPF/1251/10	1 Hogarth Reach IG10 3HP Simon Raine	Certificate of lawful development for a proposed front porch
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The Committee NOTED this application.

EPF/1255/10	72 Alderton Hill IG10 3JB Ms Shireen Pope	Erection of gates and railings to front of property (Amended application)
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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 expressed concern for the retention of the existing hedge/shrubs behind the railings, as this was a characteristic urban feature of the locality. If permission was granted by the District Council, the Committee would like to see the inclusion of suitable planting conditions. Moreover, if the gates were to be motorised, members sought the incorporation of appropriate safety features, in light of recent child deaths caused by electric gates.

EPF/1260/10	25 Rochford Avenue IG10 2BS Mr P Seabourne	Single storey side and rear extensions (Revised application)
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The Committee OBJECTED to this application as the side extension was built right up to the site boundary and would have a deleterious effect on the adjoining neighbours' amenities at nos. 19-23.

EPF/1264/10	17 St Johns Road IG10 1RZ Mr & Mrs Anthony Fox	Certificate of lawful development for rear dormer in a loft conversion
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The Committee NOTED this application.

EPF/1274/10	32 Chandler Road IG10 2LQ Mr Shaun Foster	Single storey side and rear extension
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The Committee had NO OBJECTION to this application.

EPF/1288/10 31 Fallow Fields Use of garage as a habitable room
IG10 4QP
 Mr Stephen Parsons
 The Committee had NO OBJECTION to this application.

EPF/1323/10 1 The Heights TPO/EPF/11/83
IG10 1RN T1 - Oak - Reduce spread by 1-1.5m and
 Mrs Susan Robertson reduce height by circa 1.5m
 The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

422.2 Applications – provided for information only

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

PL423 Decisions

423.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL424 Planning Enforcement and Compliance

No reports had been received.

Signed
 Date: 2nd August 2010

The Committee dealt with the following three items together.

Cllr Glassman joined the meeting during the next item.

EPF/0230/10	The Wheatsheaf York Hill IG10 1RL M Brookes & J Annells	Demolition of timber pergola and planters and removal of umbrella. Retention of patio extension, a brick retaining wall and columns, railings and a timber lattice fence. Retention of umbrella for use as smoking shelter, seating and lighting
EPF/0285/10	The Wheatsheaf York Hill IG10 1RL M Brookes & J Annells	Conservation area consent for demolition of timber pergola and planters and removal of umbrella. Retention of patio extension, a brick retaining wall and columns, railings and a timber lattice fence. Retention of umbrella for use as smoking shelter, seating and lighting

Cllrs Davies, House 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.

Enforcement of Planning Control – Notice of three Enforcement Notices in respect of the land at The Wheatsheaf Public House, 15 York Hill, Loughton IG10 1RL

A member of the public with an interest in these applications addressed the meeting.

The Committee was strongly critical that this application was retrospective and OBJECTED to the completed works which were considered out of character and detrimental to this conservation area site, and therefore contrary to policy HC6 of Epping Forest District Council's adopted Local Plan & Alterations. The visual intrusion of the proposals was also exacerbated by noisy entertainment from an outside television that had resulted in increased loss of amenity to neighbouring properties contrary to policies DBE 9 (i) & (iv) of the Local Plan and Alternations.

Moreover, the extended patio had encroached into the pub's car park and with the loss of a parking space had increased the likelihood of dangerous onstreet parking in the rather narrow York Hill and similarly restrictive adjacent roads.

The Committee was also concerned by the erection of six illuminated signs, covered by one of the Enforcement Notices, and would like a restriction on the overnight usage of the new lighting installed on the patio, if the District Council granted planning permission.

EPF/1326/10	1 Connaught Avenue IG10 4DP Littlecroft Properties Ltd	Change of use from office (B1) to single residential dwelling (C3) including external alterations and construction of garden wall
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Cllrs Davies, House 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 Glassman declared a personal but non-prejudicial interest in this item as he was acquainted with the owners of a neighbouring property.

The Committee NOTED the contents of two letters.

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

The Committee had NO OBJECTION to the change of use but sought a planning condition from the District Council requiring the installation of obscured glass and restricted opening to a proposed second floor window (currently bricked up) in bedroom 7, which would directly overlook the neighbouring property known as The Old Stables. There was also an issue regarding maintenance access from the property at the rear, The Old Stables.

- PL430 Essex County Council planning application – CC/EPF/83/10 – Oak View School, Whitehills Road, Loughton IG10 1YS – The continuation of an elevated single storey extension and internal remodelling works to provide a new hydrotherapy pool and disabled changing facility without compliance with condition 2 (Approved Details) attached to planning permission CC/EPF/51/10 to allow for the reduction of the pool enclosure by 1000mm in height and reduce the overall size of the plant room by 2000mm in length to give a revised pool enclosure height of 3500mm and new footprint dimension of 25m² for the pool plant room and to remove the windows on the north west elevation.**

The Committee had NO OBJECTION to this application.

PL431 Planning Applications

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

EPF/1120/10	24 Brooklyn Avenue IG10 1BL Mrs Shirley Miller	Single storey rear extension and garage and bin store to side elevation, internal alterations and extension to existing decking area
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The Committee had NO OBJECTION to this application.

EPF/1166/10	New Beginnings Day Nursery Sunrise Children's Centre Alderton Hall Lane IG10 3HE Mrs Joanna Wilkinson	External fixed permanent canopy/shelter, to cover existing children's play area
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The Committee had NO OBJECTION to this application.

EPF/1344/10	149 Grosvenor Drive IG10 2LB Mr Adrian Warnock	Erection of a two storey side/rear extension and new single storey rear conservatory
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The Committee had NO OBJECTION to this application.

EPF/1364/10	The Studio Rear of 38 Church Hill IG10 1LA C & L Developments	Erection of a single storey store adjoining architects office in the form of a 3m x 5m Durisol sample structure
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The Committee had NO OBJECTION to this application provided the proposed extension was used for storage purposes only.

**EPF/1371/10 8 Hillcrest Road
IG10 4QQ**
Mr Adam Howell

Part two and part one storey rear extension, front and side extension to garage, and first floor front extension to room above garage

The Committee had NO OBJECTION to this application but drew the District Council Planning Officer's attention to the omission in the planning application's description of the proposed works as subsequently detailed in accompanying plan 3 – the proposed attic plan.

**EPF/1373/10 6 Albion Hill
IG10 4RA**
Mr M Hagger

Widen existing vehicle crossover by 1.75 metres giving total width of 6.3 metres (Revised application)

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

The Committee had NO OBJECTION to this application.

**EPF/1376/10 2 Lower Park Road
IG10 4NA**
Mr Denis Myers

Extension of time limit on EPF/2024/06 (Demolition of existing house and erection of 8 no. flats and parking revised application allowed on appeal)

Cllrs Davies, House 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 one letter of objection.

Since the date of approval on appeal of the previous planning application EPF/2024/06, there had been three government policy changes; PPS5 (Historic Environment Planning Practice Guide) allowing locally listed buildings to be considered as separate heritage assets, the coalition government's revocation of regional house building targets and recent ministerial direction against 'garden grabbing'.

Consequently the Committee OBJECTED to this planning application owing to the loss of Plymouth Lodge, a locally listed building, to facilitate a bulky development which would build over a large percentage of the garden. The proposed works were considered out of character with the surrounding streetscene and together with the overdevelopment of the site was deemed contrary to Policy DBE 1 (i) and (ii) of Epping Forest District Council's adopted Local Plan & Alterations.

In addition, the Committee was concerned that only one parking space had been allocated to each flat and, with no additional visitor parking, this would increase the likelihood of parking in Lower Park Road, which already had restricted parking.

**EPF/1380/10 11 Barfields Path
IG10 3JJ**
Mr Paul Richards

New detached dwelling house on land adjacent to 11 Barfields Path, Loughton (Revised application)

Cllrs Davies, House 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 one letter of objection.

The Committee OBJECTED to this planning application as it considered the proposal an overdevelopment of the site with no parking allocated, and was therefore contrary to DBE 1 (i) & (ii) and DBE 6 of the District Council's adopted Local Plan & Alterations.

EPF/1382/10 2 Aragon Close
IG10 3NP
 Mr David Mills

Demolition of existing rear conservatory
 and erection of single storey rear
 extension

The Committee had NO OBJECTION to this application.

EPF/1464/10 42 Church Hill
IG10 1LA
 Mrs Debbie Allan

Demolition of rear lean-to extension and
 construction of new single storey full width
 extension

The Committee had NO OBJECTION to this application.

431.2 Applications – provided for information only

Cllr Davies declared a personal but non-prejudicial interest in EPF/1133/10 – 68 Tycehurst Hill, IG10 1DA, as she was acquainted with the owner.

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

PL432 Decisions

432.1 Decisions by Epping Forest District Council

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

PL433 Planning Enforcement and Compliance

No reports had been received.

Signed

Date: 23rd August 2010

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23rd August 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 (from Min. no. PL438.1)

R Thomson

Officer: Vivienne Messenger (Planning Clerk)

4 members of the public

PL434 Apologies for Absence

No apologies for absence had been received.

PL435 Confirmation of Minutes

The Minutes of the meeting held on 2nd August 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL436 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1429/10 as various people had made representations to him as ward councillor but he had expressed no opinion.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1476/10 by virtue of being a county councillor.

Cllr C C Pond declared a personal but non-prejudicial interest in EPF/1381/10 and EPF/1483/10 as he was a Member of the Court of the University of Essex, which was the owner of Hatfields.

PL437 Matters for Report

437.1 Withdrawn application – EPF/0774/10 – 22 Albion Hill, IG10 4RD – Replacement dwelling and relocation of garage (Amended application from EPF/1832/07 including alterations comprising the inclusion of a balcony, replacement and rear dormers with rooflights and modifications to the garage roof) – Min. no. PL410

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

437.2 Notice of Appeal – EPF/0325/10 – 18 Alderton Hill, IG10 3JB – External remodelling to include front, sides and rear two storey extensions, extensions to existing roof (Revised application) – Min. nos. PL350.1 and PL402.3

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

437.3 Notice of Appeal – EPF/0131/10 – 106-108 High Road, IG10 4HL – Non illuminated fascia signs x 4, 2 x first floor window manifestations and 1 x entrance door manifestation – Min. no. PL333.1

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

437.4 Notice of Appeal – EPF/0733/10 – 12-18 Pump Hill IG10 1RU – Erection of proposed 3 bed, two storey dwelling with walk out basement level to the rear – Min. no. 386.1

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

437.5 Withdrawn application – ENF/0505/09 – 246B High Road – Without planning permission: making a material change of use of the premises to a mixed use for purposes within Use Class A1 (Shops) to Use Class A3 (Restaurants & Cafés) – Min. nos. PL347.5, PL375.6 and 384.2

The Committee NOTED the information received from Epping Forest District Council and that this was referring to a withdrawn enforcement appeal not application as stated in the agenda.

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

The Committee NOTED the information received from Epping Forest District Council that confirmed its decision to cease all further work on the Gypsy and Traveller Development Plan Document. The District Council would now concentrate on producing a Core Planning Strategy for the district to identify its needs over the next 15 to 20 years.

437.7 EPF/0754/10 - 60 Church Hill, IG10 1LB - Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in a loft conversion – Min. no. PL385

The Committee NOTED the information received from Epping Forest District Council that this Decision Notice had been re-issued owing to incorrect plan numbers on the original notice.

437.8 Essex County Council planning application CC/EPF/83/10 – Oak View School, Whitehills Road, Loughton IG10 1YS – The continuation of an elevated single storey extension and internal remodelling works to provide a new hydrotherapy pool and disabled changing facility without compliance with condition 2 (Approved Details) attached to planning permission CC/EPF/51/10 to allow for the reduction of the pool enclosure by 1000mm in height and reduce the overall size of the plant room by 2000mm in length to give a revised pool enclosure height of 3500mm and new footprint dimension of 25m² for the pool plant room and to remove the windows on the north west elevation – Min. no. PL430

The Committee NOTED the information received from Essex County Council that planning permission had been GRANTED and NOTED that this planning application was also on the agenda at item 5, planning application EPF/1476/10.

PL438 Planning Applications

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

The Committee AGREED to bring forward the following two items, as the planning applications had been received for the week of 30th July 2010.

EPF/1269/10	5 Albion Hill IG10 4RA	Two proposed dormers to front elevation and three proposed dormers to rear elevation
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Mr Dean Citroen
The Committee had NO OBJECTION to this application.

Cllr Glassman joined the meeting during the next item.

EPF/1282/10	47 High Road IG10 4JQ	Ground and first floor extensions, rear and front dormer loft conversion
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Mr Adrian Johnson

EPF/1308/10 **92 Roding Road** Proposed single storey rear extension
IG10 3EF
 Mr N Sahota
 The Committee had NO OBJECTION to this application.

The Committee AGREED to bring forward the following item, as the planning applications had been received for the week of 30th July 2010.

EPF/1314/10 **Loughton Leisure** Refurbish existing studio, gym and
Centre reception areas to provide additional gym
Traps Hill space. A new enclosed external walkway
IG10 1SZ will be constructed to connect the Traps
 Mr Duncan Jefford Hill Centre to the reception
 The Committee had NO OBJECTION to this application. It hoped GP referrals to the
 proposed fitness centre would be accepted.

The Committee dealt with the following two items together.

EPF/1381/10 **Hatfields** Retrospective application for renewal of
Rectory Lane planning permission for 2 no. rehearsal
IG10 3RY rooms (EPF/1838/07)
 Mr Matthew Brown
EPF/1483/10 **Hatfields** Renewal of planning permission for 1 no
Rectory Lane building. (Orchard Rehearsal Studio)
IG10 3RY Mr Matthew Brown
 The Committee had NO OBJECTION to these applications.

The Committee AGREED to bring forward the following six items, as the planning applications had been received for the week of 30th July 2010.

EPF/1392/10 **299 High Road** Internally illuminated fascia and projecting
IG10 1AH signs
 Mr Brian Marriott
 Hidden Hearing Ltd
 The Committee had NO OBJECTION to this application but would like low intensity
 bulbs used, in addition to a restriction on the overnight illumination of signs in shopping
 centres with a recommended time limit of 11.30pm.

EPF/1413/10 **Land to Rear of** Extension of time limit on EPF/0181/05
Diggens Court and Van allowed on appeal (Erection of three
Ryne House storey block of 12 flats with parking at
268-278 High Road ground level)
IG10 4BG Daws Investments 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 was concerned that
 continuity of access should be maintained throughout the construction phase, to
 enable users of the Methodist Church and its hall, as well as residents of Diggens
 Court and Van Ryne House, unimpeded right of use on the roadway.

EPF/1476/10 **Oak View School**
Whitehills Road
IG10 1TS
 Essex County Council

Variation of condition 2 on EPF/0672/10. (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 CC/EPF/51/10)
 NB The Committee had already considered this application at its meeting on 2nd August and had no objections – PL430

The Committee NOTED this had already been dealt with under Matters for Report at Min. no. PL437.8.

EPF/1507/10 **43 Forest View Road**
IG10 4DY
 Ms Hayley Lampey

Demolition of existing 4 bedroom detached house and erection of new 6 bedroom detached house and raised patio to rear (Revised application)

The Committee commented that the revised application had not adequately addressed its objections previously raised under EPF/0567/10 which were:

The Committee OBJECTED to this planning application as it considered the development too large for the site, especially owing to the proposed depth of the extension and the raising of the patio at the rear, which would adversely affect the amenities of neighbouring properties particularly no. 45 Forest View Road. There would also be substantial overlooking of the adjoining rear gardens of nos. 41 and 45.

The Committee was also concerned by the overbearing nature of the design on the streetscene and was therefore contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan & Alterations.

It therefore OBJECTED to this proposal.

EPF/1590/10 **The Barn**
Clays Lane
IG10 2RZ
 Mr Ian Harris

TPO/EPF/42/91
 T1 - Sycamore - Thin and reduce

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/1591/10 **1 Stanmore Way**
IG10 2SA
 Mrs Church

TPO/EPF/04/79
 T3 - Horse Chestnut - Reduce overall to previous pruning points

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

EPF/1521/10 193 The Broadway
IG10 3TE
 Mrs Deborah Slade
 Two storey side extension. (Revised application)
 The Committee reiterated its previous comments made on planning application EPF/0816/10 which were:
The Committee was concerned that the planned works extended right up to the boundary with the neighbouring property at no. 115, which had extremely limited private amenity space of its own.

EPF/1522/10 1 Longfield
IG10 4EE
 Mr Geoffrey Shaw
 New fence and railings to boundary of Nursery Road
 The Committee had NO OBJECTION to this application but asked for a suitable planting condition of appropriate species to act as screening and to be located behind the railings.

EPF/1525/10 41 Grosvenor Drive
IG10 2JX
 Mrs Amanda Warner
 Certificate of lawful development for proposed removal of existing conservatory and erection of single storey rear extension
 The Committee NOTED this application.

EPF/1539/10 2 Southernhay
IG10 4EN
 Ms Julie Moorcroft
 Single storey front and rear extensions
 The Committee had NO OBJECTION to this application.

EPF/1550/10 19 Albion Hill
IG10 4RA
 Mr L Cummings
 Extension of time limit on EPF/1226/07. (Single storey front and rear extensions)
 The Committee had NO OBJECTION to this application provided there had been no material changes to adjacent properties in the interim period.

438.2 Applications – provided for information only

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

PL439 Decisions

439.1 Decisions by Epping Forest District Council

The Planning Decisions from Epping Forest District Council were NOTED.

PL440 Planning Enforcement and Compliance

No reports had been received.

Signed

Date: 6th September 2010

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6th September 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. PL446.1)

C P Pond (as substitute for Cllr Thomson)

Officer: Enid K Walsh (Town Clerk)

1 member of the public

PL441 Apologies for Absence

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

PL442 Confirmation of Minutes

The Minutes of the meeting held on 23rd August 2010 were CONFIRMED as a correct record and signed by the Chairman.

PL443 Declarations of Interest

Cllrs C C Pond and C P Pond declared a personal and prejudicial interest in EPF/1634/10 because of their friendship with the applicant.

Cllrs Chalk, Davies and Frankland declared a personal but non-prejudicial interest in EPF/1634/10 as the applicant was a town councillor.

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. 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.

PL444 Matters for Report

444.1 Notice of Enforcement Appeal – ENF/0508/09 – Sir Winston Churchill Public House, The Broadway, IG10 3SP – The use of the land for hand car washing and the placing of a large metal container and erection of a wood and clear plastic structure used in connection with that use – Min. nos. PL415 and PL422.1

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

444.2 Notice of Advert Appeal – EPF/1808/10 – 257A High Road, IG10 1AD – Retention of non illuminated fascia, box and swinging signage – Min. no. PL307.1

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

444.3 EPF/1429/10 – 12 – 18 Pump Hill – Erection of proposed 3 bed two storey dwelling with walk out basement level to the rear. (Revised application) – Min. no. PL438.1

The Committee requested that a copy of the petition received at the meeting held on 23rd August 2010 be forwarded to Epping Forest District Council Planning Services.

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

PL445 Licensing Application – Notice of Application for a Premises Licence for ROC UK Ltd at Church Hill Service Station, Church Hill, Loughton, IG10 1QR

Three letters of objection had been received from persons living in the vicinity of the premises.

The Committee drew the Licensing Authority's attention to the inadequate advertising of this application. The notice had been placed in the Epping Forest Independent, a free paper with only limited distribution in the Loughton area. The Licensing Authority is asked whether it can take the necessary steps to ensure that such advertisements are required to be placed in an easily accessible and more recognised local publication.

The Committee strongly OBJECTED to this licensing application on behalf of residents living in the vicinity, both for the all day sale of alcohol and for the provision of late night refreshments as it considered that the proposals were contrary to the four main licensing objectives and particularly inappropriate in what is a mainly residential area.

Prevention of crime and disorder – this has been a well known trouble spot for sometime. Epping Forest District Council had to close the adjacent public car park in an attempt to reduce problems.

Public safety – there are concerns regarding people congregating in the forecourt area with moving vehicles and in particular increasing the opportunity for the consumption of alcohol by drivers.

Prevention of public nuisance – there is a strong likelihood of nuisance from increased pedestrian and vehicular traffic particularly during the night with associated litter and noise issues.

Protection of children from harm – this is an area where young people are already known to gather.

PL446 Planning Applications

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

Cllr Glassman joined the meeting.

EPF/1390/10 99 Barrington Road Rear ground floor extension
IG10 2AX
Mr Gaetano Sorce

The Committee had NO OBJECTION to this application.

EPF/1405/10 9A Goldings Road Erection of front porch and rear
IG10 2QR conservatory
Mr Stephen Byford

The Committee had NO OBJECTION to this application.

EPF/1448/10 5 Stanmore Way Rear extension and conservatory
IG10 2SA
Mr Gerald Biss

The Committee had NO OBJECTION to this application.

- EPF/1453/10 9 The Greens Close**
IG10 1QE
Mr Andrew Smith
Reconstruction/conversion of existing garage to habitable room(study) with new first floor extension over
- The Committee had NO OBJECTION to this application.
- EPF/1469/10 26 Wellfields**
IG10 1NX
Mr J Johal
Certificate of lawful development for a proposed single storey garden room in rear garden
- The Committee NOTED this application but would like to ensure that at no time in the future would the garden room be put into residential use. There were also concerns about the possible effect of the proposal on the amenities of the neighbouring properties.
- EPF/1472/10 20 Priory Road**
IG10 1AF
Mr & Mrs Randall
Single/two storey rear extension
- The Committee had NO OBJECTION to this application.
- EPF/1524/10 4 Shelley Grove**
IG10 1BY
RK Property Investments Ltd
Part two storey, part single storey side and rear extension
- The Committee had NO OBJECTION to this application but, in view of the number of trees to be removed, requested that the application be referred to the District Council Arboricultural Officer and suitable replanting conditions be imposed.
- EPF/1568/10 30 Spareleaze Hill**
IG10 1BT
Mr Robert Willes
Certificate of lawfulness for a proposed detached garden building
- The Committee NOTED this application but drew planning officers' attention to the proposed removal of an oak tree and requested that a replacement tree be planted elsewhere in the grounds of the property. It was not clear from the plans whether this tree had the benefit of a Tree Preservation Order as did many of the old trees in this locality.
- EPF/1576/10 46 Goldings Road**
IG10 2QN
Mr James Geller
Two storey rear extension (Revised application)
- The Committee had NO OBJECTION to this application but commented that it would prefer not to see a flat roof as this increased the potential for criminal activity.
- EPF/1580/10 27 High Road**
IG10 4JJ
Mr & Mrs Atkins
Single storey rear extension and basement area
- The Committee had NO OBJECTION to this application but commented that it would like to ensure that the Building Regulations were strictly applied to the basement area to prevent future problems.
- EPF/1598/10 20 High Beech Road**
IG10 4BL
Mr Paul Hay
Proposed garage conversion to habitable room
- The Committee had NO OBJECTION to this application.

EPF/1608/10 **16 Fallow Fields** First floor rear extension
IG10 4QP

Mr Stephen Pomerance

The Committee had NO OBJECTION to this application.

EPF/1625/10 **45 Spring Grove** Conservatory at rear
IG10 4QD

Mrs Sarah Jackson

The Committee had NO OBJECTION to this application.

EPF/1634/10 **52 Baldwins Hill** Rear kitchen extension
IG10 1SF

Mr Peter House

Cllrs C C Pond and C P Pond left the meeting and Cllr Davies took the chair for this item only.

The Committee had NO OBJECTION to this application but commented that it would prefer not to see a flat roof as this increased the potential for criminal activity.

Cllrs C C Pond and C P Pond rejoined the meeting and Cllr C C Pond retook the chair.

EPF/1638/10 **40 The Drive** Alterations to existing single storey rear
IG10 1HB extension and first floor lean-to roof

Mr Paul Hart

The Committee had NO OBJECTION to this application.

EPF/1644/10 **18 Albion Park** TPO/EPF/33/88
IG10 4RB

Mr Richard McCarthy

1 - Cypress - Reduce by 30% - Cut out dead and diseased wood (T1)

2 - Cypress - Reduce by 30% - Cut out dead and diseased wood (T2)

TPO/EPF/02/89

3 - Sycamore - Crown reduction by 30%3 (top and sides) (T4)

4 - Cypress - Fell (G1)

5 - Cypress - Reduce by 30% (G1)

6 - Cypress - Cut four lead shoots (T3)

7 - Pine - Cut back branches brushing roof, remove dead and diseased wood (T5)

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/1651/10 **54 Lower Park Road** Two storey rear extension and single
IG10 4NA storey side garage (Amended proposal
Mr Desmond Gilligan including a 1.8m reduction in the depth of
the proposed first floor rear extension)

The Committee had NO OBJECTION to this application.

EPF/1658/10 58 The Lindens First floor extension above existing ground
IG10 3HT floor garage

Mrs Janine Mudd

The Committee had NO OBJECTION to this application but commented that it was difficult from the plans submitted to assess the possible impact on the amenities of the nearby properties, nos. 59 and 60 The Lindens, and asked the Local Planning Authority to thoroughly investigate this point.

The Committee dealt with the next two applications together.

EPF/1666/10 12 Ollards Grove Certificate of lawful development for
IG10 4DW proposed rear dormer in a loft conversion
 Mrs Nicola Crowther with hip to gable roof extension

EPF/1679/10 12 Ollards Grove Ground floor rear and side addition
IG10 4DW

Mrs Nicola Crowther

The Committee NOTED the application for a certificate of lawful development and had no objection to the ground floor rear and side additions. However, there were serious concerns about the hip to gable change with associated loss of a chimney. This proposal would potentially destroy the symmetry and character of this pair of semi-detached houses considered important in a road which the Committee had recently suggested for designation as a Conservation Area.

EPF/1681/10 Forbuoys Installation of an Automated Teller
46 Pyrles Lane Machine in existing shop front
IG10 2NN

Bankmachine Ltd

Noting that the previous application had been granted on appeal but expired, the Committee drew the Planning Authority's attention to the grounds for refusal given by Epping Forest District Council in the original application, EPF/0975/06.

EPF/1684/10 33 The Beeches Two storey rear extension, single storey
Albion Hill rear conservatory, front porch, new garage
IG10 4RD to the side, roof alterations including a
 Mr Nik Babic new loft and alterations to the external
 facade of the dwelling house

The Committee had NO OBJECTION to this application but would like to ensure that any trees lost as a result of the works were replaced elsewhere in the grounds of the property subject to the advice of the arboricultural officer.

EPF/1744/10 21 Eleven Acre Rise TPO/EPF/37/09
IG10 1AN T1 - Norway Spruce - Remove lowest 4
 Mr Darren Docwra whirls of branches on south side, back to
 branch collar

Cllrs Chalk, Davies, C C Pond and C P Pond declared a personal but non-prejudicial interest in this application as they were acquainted with the owners of the adjacent property.

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

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

EPF/1781/10	1 Catherine Close IG10 3NJ The Owner/Occupier	TPO/EPF/30/89 T1 - Oak - Cut back from property (1.5m-2m reduction in overhang) T2 - Oak - Cut back from property (1.5m-2m reduction in overhang) T3 - Oak - Cut back from property (1.5m-2m reduction in overhang)
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The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

EPF/1782/10	Pavement outside Homebase Car Park Church Hill IG10 1LJ Vodafone and O2	Telecommunications installation comprising the replacement of an existing 9.4m high Vodafone replica telegraph pole with a 12.5m high replica pole in the same position to be used by both Vodafone and O2. Together with replacement of existing ground level Vodafone cabinet with Vodafone/O2 Vulcan cabinet
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The Committee NOTED the information received from Epping Forest District Council.

EPF/1414/10	15 Carroll Hill IG10 1NL Mrs J O'Connor	Discharge of condition 3 'window openings' and condition 10 'site levels' on EPF/0513/08 (Demolition of existing dwelling and the erection of two new dwelling)
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The Committee NOTED the information received from Epping Forest District Council.

PL447 Decisions

447.1 Decisions by Epping Forest District Council

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

PL448 Planning Enforcement and Compliance

No reports had been received.

Signed
Date: 20th September 2010