
LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on 21st May 2001 at 7.30 p.m. at Kingsley Hall.

Present: A T Lee (in the Chair)
K E Ellis M J Taylor
B Sagers R J Wilmot

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P156 Apologies for Absence

Apologies for absence had been received from Cllrs Owen and Sellears..

P157 Confirmation of Minutes

The Minutes of the meeting of 8th May 2001 were AGREED as a correct record and signed by the Chairman .

P158 Matters for Report

P158.1 Notice of Appeal – EPF/1555/00 – 66 Oakwood Hill – Erection of amateur radio mast in rear garden – Min. no. P68.4.3

The Committee NOTED the above appeal and did not wish to modify its earlier comments.

P158.2 – EPF/644/01 24 Spareleaze Hill – Replacement roof with additional height to create loft accommodation and ground floor front extension to create study (amended plans) – Min. no. P154

The Committee had NO OBJECTION to the amended plans.

P159 Reference from Council – Illuminated Advertising Signs – Min. nos. P135 & P88

As Cllr Owen was not present at the meeting, the Committee decided to defer to this item to the next meeting.

P160 Loughton Residents Association – Request for Amendment to Local Plan in respect of Loughton Lawn Tennis Club and Bowling Club

As it appeared that this piece of land could be designated as an Urban Open Space under Policy LL5 of the Local Plan, the Committee ASKED the clerk to write to the District Council to clarify whether this is the case and to inform Loughton Residents Association of its intention.

P161 Planning Division Functions and Staffing

The Committee felt that the leaflets were both comprehensive and informative and asked the Clerk to write Essex County Council to commend them.

P162 Planning Applications

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

TRE/EPF/710/01 **1 Ripley View** Essex TPO/9/62 – 2 Horse
I Rabey Chestnuts: selective crown reduction
by up to 2.5m.

The Committee had NO OBJECTION to this application.

TRE/EPF/713/01 **1 Salcombe Park** TPO/9/90 – Horse Chestnut:
Mr Houston selective crown lifting as specified
in the application

The Committee had NO OBJECTION to this application.

EPF/747/01 **62 Goldingham Avenue** Loft conversion
Mr & Mrs T Mount

The Committee had NO OBJECTION to this application.

TRE/EPF/7212 **7 Westfield** TPO/CHI/1/72 – Cherry: reduce thin
/01 O Dinsley and shape crown

The Committee had NO OBJECTION to this application.

EPF/640/01 **31 Church Lane** Outline application planning
Mr & Mrs Outhwaite permission for demolition of existing
house and construction of two
detached houses

The Committee OBJECTED to this application which would constitute backland development, contrary to the provisions of the Local Plan.

EPF/735/01 **191 Smarts Lane** Two storey rear extension
Mr S Dewilde

The Committee had NO OBJECTION to this application.

TRE/EPF/740 **Bridge House, Roding** TPO.30/.89 – Oak: removal of
/01 **Road** overhanging branches: Ash: reduce
Mr & Mrs Dale lower limb by 40%

The Committee had NO OBJECTION to this application.

EPF/759/01 **25 Broomfield Avenue** Single storey rear extension
Mr & Mrs Wade

The Committee had NO OBJECTION to this application but disliked the flat roof design which is contrary to the District Council's "Designing out Crime" initiative.

EPF/763/01 **85 Greensted Road** Single storey rear extension
Mr & Mrs Howard

The Committee had NO OBJECTION to this application but would like to see something other than a flat roof as this would be contrary to the District Council's "Designing out Crime" initiative.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 4th June 2001 at 7.30 p.m. at Kingsley Hall.

Present: T G Owen (in the Chair)
 A T Lee B Saggars M G Sellears
 M J Taylor R J Wilmot

Also in Attendance:

Officer: W H Gilbert (Assistant Town Clerk)
 J M Innis (Administrative Assistant)

P164 Apologies for Absence

Apologies for absence had been received from Cllr Ellis

P165 Confirmation of Minutes

The Minutes of the meeting of 21st May 2001 were AGREED as a correct record and signed by the Chairman.

P166 Matters for Report

166.1 EPF/683/01 – 32 Sparelease Hill – side and first floor extensions (amended application)

The Committee had NO OBJECTION to the amended plans.

166.2 Loughton Lawn Tennis and Bowling Club

A letter from Ian White, Epping Forest District Council Senior Planning Officer, was distributed at the meeting. The Committee NOTED that it is Mr White's opinion that the above site has protection as an Urban Open Space under Policy LL5 of the Local Plan.

P167 Reference from Council – Illuminated Advertising Signs – Min. nos. 88, P135 & P159 – referred from the last meeting of this Committee

The Committee AGREED that the Chairman would draw up some guidelines for discussion at a future meeting.

P168 Planning Applications

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

EPF/559/01	14 Borders Lane	Formation of vehicular crossover
	Mr & Mrs Cooper	

The Committee had NO OBJECTION to this application subject to the District Officers' agreement.

- EPF/727/01** **51 The Lindens** First floor and two storey side
Mr & Mrs Edwards extension
Cllr Sellears declared an interest in this application and took no part in the discussion or decision thereon. The Committee OBJECTED to this application due to the first floor extension being too large in size.
- EPF/801/01** **82 Colson Road** Single storey attached garage and
Mr & Mrs Wandasiewicz front porch
The Committee had NO OBJECTION to this application but feels there is easy access for burglary at rear which is contrary to the District Council's "Designing out Crime" initiative.
- EPF/805/01** **60 Spring Grove** Revisions to previously approved
Mr & Mrs Gordon rear extension by the inclusion of
additional windows in the flank
walls and a glazed roof and an attic
conversion including the provision
of a dormer on the side roofslope
Cllr Owen declared an interest in this application which was thought to be insubstantial. The Committee had NO OBJECTION to this application although it disliked the side dormer window which felt it was unsightly and intrusive to the adjacent property.
- EPF/821/01** **80 The Broadway** Change of use from retail (class A1)
Dr A Mokhtari to dentist surgery (class D1)
The Committee was unsure whether a change of use from A1 to D1 was permitted.
- EPF/823/01** **151 Grosvenor Drive** Single storey rear extension
Mr L Parker
The Committee had NO OBJECTION to this application but would like to see a pitched roof rather than a flat roof as this would be in accordance with the District Council's "Designing out Crime" initiative.
- EPF/836/01** **24 Mowbrey Gardens** Single storey rear extension
Mr & Mrs Foss
The Committee had NO OBJECTION to this application.
- EPF/832/01** **16 Cleves Close** Conversion of integral garage to
Mr & Mrs Head habitable room
The Committee OBJECTED to this application as it considered a window should be placed within the position of the former garage door.
- TRE/EPF/816/01** **39 High Beech Road** TPO/12/86 – Lime: selective
J Cross reduction of crown spread and
crown lifting as specified
The Committee had NO OBJECTION to this application.

- EPF/835/01** **12 Newnham Close** Proposed loft conversion (amended application)
Mr M Posner
- The Committee reiterated its original OBJECTION to this application as it was still felt that the proposed roof would have an adverse effect on the street scene.
- EPF/838/01** **236 The Broadway** Rear conservatory
Mr J Plenty
- The Committee had NO OBJECTION to this application.
- EPF/842/01** **9 Swan Lane** First floor extension above garage to create habitable room
Mr S S Sangha
- The Committee had NO OBJECTION to this application.
- EPF/844/01** **4 The Uplands** Single storey side extension
Mr & Mrs Quill
- The Committee had NO OBJECTION to this application.
- EPF/846/01** **1 Ripley View** Replacement dwelling (three storey)
Mr I Rabey
- The Committee had NO OBJECTION to this application.
- EPF/858/01** **92 Church Hill** Replacement perimeter fence with increase to 1.8 metres in height
Mr N Squibb
- The Committee had NO OBJECTION to this application.
- RES/EPF/868/01** **34 Shaftesbury** Erection of 2 bedroom chalet style bungalow (details of reserved matters)
Mr & Mrs T Pollock
- The Committee reiterated its original OBJECTION to this application.
- A/EPF/880/01** **2 Torrington Drive** Illuminated fascia signage
Wimpy International Limited
- The Committee OBJECTED to this application as it felt that the proposed fascia area is excessive in size.
- RES/EPF/881/01** **St Lukes School,** Details of 35 dwellings, access road, layout and parking pursuant to
Borders Lane outline planning permission
Laing Homes North EPF/267/94
Home Counties
- The Committee OBJECTED to this application on the grounds of over developed area, loss of a public amenity space, loss of green open land, loss of school ground, additional traffic, unknown proportion of the proposed site for social housing and no provision for extra schooling in the area for additional housing.
- EPF/889/01** **26 Forest Road** Two storey rear extension
Mrs J Ling
- The Committee had NO OBJECTION to this application.

The planning decisions from Essex County Council and Epping Forest District Council were NOTED.

Signed

Date 18th June 2001.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 18th June 2001 at 7.30 p.m. at Kingsley Hall.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B Saggars
 M G Sellears R J Wilmot

Also in Attendance:

Officer: J M Innis (Administrative Assistant)

P170 Apologies for Absence

Apologies for absence had been received from Cllr M J Taylor

P171 Confirmation of Minutes

The Minutes of the meeting of 4th June 2001 were AGREED as a correct record and signed by the Chairman.

P172 Matters for Report

P172.1 Notice of Appeal Decision – EPF/1458/00 – A & D Stevenson (Trading) Ltd, Old Station Road – Use of land as a car wash – Min. nos. P63 & P138.2

The Committee NOTED the above appeal.

P173 Planning Applications

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

A/EPF/915/01	167 High Road Tuscany Restaurants Limited	Retention of externally illuminated shop front sign with inset vertical lettering
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The Committee had NO OBJECTION to this illumination but OBJECTED to the positioning of the light fitting as it is a distraction to traffic in its present position.

EPF/927/01	133 Englands Lane Mr G Farrugia	Formation of loft conversion involving the installation of front and rear dormers
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The Committee had NO OBJECTION to this application.

EPF/928/01	10 Wellfields A Khan	Enlargement of existing rear first floor dormer windows and formation of gable at rear
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The Committee OBJECTED to this application on the grounds that it could not see what was being proposed and could not relate it to the existing elevation.

RES/EPF/929/01	New School Site, Willingale Road Jarvis Projects Limited	Variation of condition 6 (implementation of traffic management plan) to planning permission EPF/594/98 and to condition 5 (completion of off-site highway works) to planning permission RES/EPF/423/01 – varied to within 3 months from school opening
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The Committee had NO OBJECTION to both aspects of this application.

EPF/930/01	107/109 Church Hill Citysports Limited	Redevelopment of the site by the erection of 3 x 4 bedroom houses with garages and 3 car parking spaces
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Cllr M G Sellears declared an interest in this application and took no part in the discussion or decision thereon. The Committee OBJECTED to this application on the grounds of over development.

EPF/936/01	26 Englands Lane Mr S & Miss L Bales	Erection of two storey rear extension
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The Committee had NO OBJECTION to this application.

EPF/961/01	75 Spring Grove Mr D Burney	Formation of roof extension incorporating loft conversion and erection of conservatory at rear of property
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The Committee had NO OBJECTION to this application.

EPF/897/01	66 Oakwood Hill R W Marshall	Erection of amateur radio mast in rear garden, height 1.4m when not in use, and 4.6m or 9.2m when in use (revised application proposing mast 3m from rear wall of house).
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The Committee reiterated its original OBJECTION to this application.

EPF/948/01	Homebase, 140 Church Hill Homebase Limited	Removal of condition 1 (permanent retention of parking) and condition 4 (no external storage) of planning permission EPF/756/79.
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The Committee OBJECTED against removal of conditions 1 and 4 and would like the whole area put back to parking and the ramp kept clear for wheelchair access.

EPF/967/01	322 Willingale Road D Pickering	Erection of two storey side extension
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The Committee had NO OBJECTION to this application subject to statutory provisions for cross over.

TRE/EPF/969/01	16 The Summit Mrs Sparks	TPO/5/93 – Pine: selective prune as per specification
The Committee had NO OBJECTION to this application.		
EPF/976/01	45 Upper Park Mr & Mrs R Clark	Erection of two storey rear extension
The Committee had NO OBJECTION to this application.		
A/EPF/977/01	Imprimo Park, Unit 3, Lenthall Road Porter Nicholson	Non illuminated advertisement sign affixed to building
The Committee had NO OBJECTION to this application.		
EPF/988/01	39 Church Hill Mr M S Slade	Single storey side extension
The Committee had NO OBJECTION to this application.		
EPF/989/01	5 Willingale Road Mr J Everett	Erection of single storey front porch, bay window and rear conservatory extension
The Committee OBJECTED to this application as it felt it was out of character with the rest of the street scene.		
LB/EPF/998/01	Woodberrie Cottage, 13 Woodbury Hill Mr & Mrs Mackay	Listed building application for a conservatory
The Committee had NO OBJECTION to this application.		

P174 Decisions by Epping Forest District Council and Essex County Council

The planning decisions from Essex County Council and Epping Forest District Council were NOTED.

P175 Justices' Licence

The following application for a Provisional Licence to be declared final was NOTED.
Loch Fyne Oyster Bar, 280-282 High Road.

P176 Accounts for Payment

The following accounts for payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
971	St Thomas of Canterbury FC	Football Fees Refund		440.59
972	Millford FC	Football Fees Refund		629.44
973	Border Rangers FC	Football Fees Refund		74.99
974	Mr N Crane for Warren United FC	Football Fees Refund		209.87
975	Valley Park FC	Football Fees Refund		132.19
976	Aphex FC	Football Fees Refund		333.12
977	Mr J C Deacon	Football Fees Refund		158.63

978	for Torrington House Mr S Darr	Football Fees Refund	128.62
979	for Classic FC Colebrook Royals	Football Fees Refund	132.19
980	Mr H Parker for Glendale	Football Fees Refund	174.69
981	Hammers FC	Football Fees Refund	566.50
982	Langston Lions	Football Fees Refund	747.23
983	Roding Valley FC	Football Fees Refund	719.55
984	Thames Water Utilities Ltd	Kingsley Hall	46.62

Signed

Date 2nd July 2001.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 2nd July 2001 at 7.30 p.m. at Kingsley Hall.

Present: T G Owen (in the Chair)
 A T Lee B Saggars (from Min. no. P179.2)
 M G Sellears M E Taylor R J Wilmot

Also in Attendance:

Councillors: S M Harper (until Min. no. P182)
 C C Pond (until Min. no. P182)

Officer: J F Hall (Planning Committee Clerk)

P177 Apologies for Absence

Apologies for absence had been received from Cllr K F Ellis.

P178 Confirmation of Minutes

The Minutes of the meeting of 18th June 2001 were AGREED as a correct record and signed by the Chairman.

P179 Matters for Report

P179.1 Lambs Garage Site Consultation on Draft Development Brief – Loughton High Road Policy Objectives – Min. nos. P99/P107.2/P113.2 & P118.2

Cllr Owen reported on a conversation he had had with Ivan Le Gallais, the District Council's Head of Planning Services, regarding the Committee's worries about loss of parking at the Lambs Garage site and the current situation with the Sainsbury's application for a superstore in Old Station Road. Cllr Owen had been told that Sainsbury's is intending to invite Town Councillors to a presentation of its new draft plan.

The Committee NOTED the District Council's decision with regard to the Lambs Garage site, but was of the opinion that rather than looking at individual sites in isolation, the District Council should look at the cumulative effect on Loughton of all sites which are likely to be developed. Such sites would include the Royal Mail Sorting Office, into which Safeway plans to extend, Brown's Garage, Lambs Garage, Loughton Working Men's Club and Sainsburys. The District Council would then be in a position to develop an overall policy to be incorporated into the Local Plan. The Committee asked the Clerk to liaise with the Town Clerk to set up a meeting with Town, District and County Council members and officers and any other interested parties to discuss this idea.

P179.2 Appeal Decision – EPF/1253/01 – 80 Meadow Road – Two storey rear extension – Min. nos. P56 & P124.2

The Committee NOTED that the above appeal had been dismissed.

P180 EPF/948/01 – Homebase, 140 Church Hill – Application for the Removal of Condition 1 (permanent retention of parking) and Condition 4 (no external storage) of planning permission EPF/756/79 (amended plans) – Min. nos. P119 & P173

The Committee OBJECTED to the removal of conditions 1 and 4 and would like the whole area put back to parking and the ramp kept clear for wheelchair access. As Homebase has sited containers in its car park in breach of its planning permission, the Committee asked the Clerk to write a strongly worded letter to the District Council to ask them to issue an Enforcement Notice.

P181 Reference from Environment Heritage and Leisure Committee – Naming of Alleyways

The Committee ENDORSED the suggestion of naming the alleyways but disagreed with some of the suggested names. Cllr Pond agreed to think again about the alleyway shown on the list as Station Path. It was DECIDED that there should be a period of consultation and that the list of suggested names should be put on noticeboards and published in Think Loughton. Cllr Pond will write an article for Think Loughton in which he will invite residents to suggest names for the alleyway which appears on the list as Juniper Alley and schoolchildren to suggest names for Shrubbery Alley.

P182 Development Control: Best Value Review

The Committee was unhappy that Parish Councils had not been invited to attend the "Challenge" Forum. Cllr Pond told the meeting that some Planning Authorities are now involving Parish Councils on Area Committees but that Epping Forest District Council do not appear to have any plans to do this. The Committee ASKED the Clerk to write to the District Council to insist that a Focus Group be held for Parish Councils and also that Parish Councils are formally invited to Planning Seminars. The Committee declined to respond to the questionnaire until after the Focus Group meeting.

P183 Planning Applications

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

EPF/1002/01	146 River Way Mr White	Erection of single storey front extension
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The Committee had NO OBJECTION to this application.

EPF/1015/01	9 The Crescent Mr G Booton	Loft conversion, involving the formation of rear dormer windows
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The Committee OBJECTED to this application which it felt would have an unbalancing effect on the pair of houses of which this forms part. The Committee also felt that the proposed dormer would cast a shadow on the adjoining property if that has a similar window to this property.

EPF/1020/01	2 The Chase Mrs P Huzzey	Erection of first floor side extension
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The Committee had NO OBJECTION to this application.

A/EPF/1056/01 **Chigwell Lane Service Station, The Broadway** Display of internally illuminated advertisement sign and fascia
BP International Ltd advertisement signs

The Committee OBJECTED to this application as it felt that it was unnecessary for the illuminated signs to be lit at night. As the application is retrospective the Committee would like the District Council to take enforcement action.

EPF/1058/01 **236 High Road** Variation of mixed A1/A3 use to full
Café Hart Ltd A3 use

The Committee OBJECTED to this application as it felt that a restaurant was not a suitable outlet for this row of shops. The Committee would like to see enforcement action taken to ensure this shop returns to its original use.

EPF/1059/01 **30 Forest Way** Erection of detached shed
P French

The Committee had NO OBJECTION to this application.

EPF/1065/01 **32 Church Hill** Formation of vehicular crossover
Warriner & Son

The Committee had NO OBJECTION to this application subject to permission from the statutory authorities.

P184 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P182 Justices' Licence

The following application for a Justices' was NOTED.

P182.1 Transfer:

The Last Post, 227 High Road

Signed

Date 16th July 2001.

P186 Planning Applications

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

EPF/1070/01 **4a Sparelease Hill** Erection of a raised ground floor rear extension and a timber decked verandah
Mr & Mrs Foster

The Committee had NO OBJECTION to this application.

EPF/1089/01 **51 The Lindens** Erection of first floor side extension
Mr S & Mrs C Edwards

Cllr Sellears declared a non pecuniary interest in this application and took no part in the discussion or decision thereon. The Committee OBJECTED to the application on the grounds that the proposed extension was too large and taller than the previous application, EPF/727/01.

EPF/997/01 **Woodberrie Cottage,** Conservatory
Woodbury Hill
Mr & Mrs Mackay

The Committee had NO OBJECTION to this application subject to the relevant Conservation Area Consent being obtained.

TEL/EPF/1111/01 **Epping Forest College,** Telecommunications installation including replacement of existing antenna with 3.5m high monopole and associated dish antennae to roof of three storey building
Borders Lane
One 2 One Personal Communications

The Committee OBJECTED to this application to site a telecommunications aerial on a college building, close to where pupils are working. The Committee felt that any decision to replace the existing antenna should be deferred until there is medical evidence that these installations are safe. The Committee also felt that the proposed antenna would be unsightly to residents of the existing surrounding homes and the new homes that are soon to be built on the college site.

EPF/1117/01 **29 Old Station Road** Variation of condition of permission EPF/644/95 to enable area to be used for putting babies in the open air – no more than 6 babies
L Ferdinando

The Committee had NO OBJECTION to this application but would welcome clarification as to how condition 6 of planning permission EPF/644/95 would need to be varied to accommodate this change of use.

EPF/1118/01 **Oak Field House,
Debden Road** Detached garage adjacent to
Mr & Mrs Lomas approved new house

The Committee had NO OBJECTION to this application.

EPF/1123/01 **7 Warren Hill** Erection of rear conservatory
Ms N Collier and Mr J
Bowyer

The Committee had NO OBJECTION to this application.

EPF/1121/01 **14 Barfields** Erection of front porch extension
J Needham

The Committee had NO OBJECTION to this application.

EPF/1125/01 **12 Carroll Hill** First floor extension and provision
Mr D T Rozee of new pitched roof (further revised
application)

The Committee OBJECTED to this application which did not appear to differ substantially from the previous application, EPF/16/00, to which the Committee objected and which was refused by the District Council on the grounds that it would be contrary to the requirements of Policy DBE9 of the adopted Local Plan.

EPF/1127/01 **7 River Way** Erection of detached double garage
Mr R Southgate

The Committee had NO OBJECTION to this application.

A/EPF/1151/01 **179/181 High Road** Display of halo illuminated fret cut
Whitbread plc letters to fascia sign and externally
illuminated projecting sign

The Committee had NO OBJECTION to this application.

P184 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed

Date 30th July 2001.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 30th July 2001 at 7.30 p.m. at Kingsley Hall.

Present: T G Owen (in the Chair)
 K F Ellis B R Saggars
 M G Sellears R J Wilmot

Also in Attendance:

Officer: J M Innis (Administrative Assistant)

P188 Apologies for Absence

Apologies for absence had been received from Cllr A T Lee.

P189 Confirmation of Minutes

The Minutes of the meeting of 16th July 2001 were AGREED as a correct record and signed by the Chairman.

P190 Matters for Report

P190.1 Person(s) addressing the Planning Committee concerning planning applications or related matters

The Chairman reported to the Committee on a conversation he had had with the Town Clerk regarding the importance of adhering to the time limit imposed in the Standing Orders when the public are allowed to speak to the Committee at Planning meetings.

P190.2 EPF/1117/01 – 29 Old Station Road – Variation of condition 6 of permission EPF/644/95 to enable area to be used for putting babies in the open air – no more than 6 babies – Min. no. P186

The Committee noted the clarification from Epping Forest District Council Planning Department and in the light of this information reconsidered the application and objected to the lifting of the restriction.

P190.3 RES/EPF/881/01 – St Lukes School, Borders Lane – Details of 35 dwellings, access road, layout and parking pursuant to outline planning permission EPF/267/94 – Amended plans – Min. nos. P168 & P183

The Committee reiterated its original OBJECTION to this application.

P190.4 Lambs Garage Site Consultation on Draft Development Brief – Loughton High Road Policy Objectives – Min. nos. P99/P107.2/P113.2/P118.2 & P179

The Committee noted the letter from Epping Forest District Council Planning Services and await a date for consultation to take place.

P190.5 EPF/688/01 Loughton Lawn Tennis & Bowling Club, Eleven Acre Rise, Loughton – Outline application for two detached houses on tennis court sites and additional parking for bowls club

The Committee noted the appeal of the above application and did not wish to modify its previous comments.

P190.6 EPF/1555/00 – 66 Oakwood Hill, Loughton – erection of an amateur radio mast in rear garden

The Committee noted that the appeal against Epping Forest District Council's refusal to grant this planning application has been dismissed.

P190.7 EPF/897/01 – 66 Oakwood Hill, Loughton – Amended plan - erection of amateur radio mast in rear garden.

The Committee considered this application in the light of the amended plan and reiterated its original OBJECTION.

P190.8 EPF/734/01 – The Loughton Park Hotel, 107 High Road, Loughton - Detached chalet bungalow at end of site.

The Committee reiterated its original OBJECTION to this application.

P191 Planning Applications

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

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| TRE/EPF/804/01 | 41 Upper Park
S Doyle | TPO/7/79 and CHI/4/70 – 1 horse chestnut and 2 beech: crown lift and shape |
| The Committee had NO OBJECTION to this application and would refer it to the tree officer. | | |
| EPF/1140/01 | 50 Goldingham Avenue
A Short | Erection of two storey side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1149/01 | 28 Alderton Hill
Mr & Mrs Ladderman | Conversion of existing garage into a sitting room, and erection of double detached garage |
| The Committee OBJECTED to this application as it brought the building line too far forward to adjoining property and overshadowed lower adjacent property. | | |
| EPF/1186/01 | 42 Broadstrood
P Jack | Erection of conservatory at rear of property |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1191/01 | 148 High Road
T Hamit | Rear extension including raising roof of rear building to provide two additional studio flats (revised application) |
| The Committee had NO OBJECTION in principle to the accommodation over the shop but felt this application, if allowed, would represent over-development and putting too much into a limited space. | | |
| EPF/1192/01 | 31 Rochford Avenue
Mr & Mrs Smith | Two storey side extension and loft conversion including rear dormer (revised application) |
| The Committee reiterated its original OBJECTION to this application. | | |
| EPF/1207/01 | 11 Woodbury Hill
D Beardon | Two storey side and rear extension, single storey front extension (revised application) |
| The Committee reiterated its original OBJECTION to this application. | | |
| EPF/1139/01 | 5 Station Road
Ms J Morris | Change of use of vacant hairdressers shop to a beauticians |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1169/01 | 2 Aragon Close
Mr Mills and Miss Fernandez | Rear conservatory |

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 20th August 2001 at 7.30 p.m. at Kingsley Hall, Kingsley Road.

Present: A T Lee (in the Chair)
K F Ellis M G Sellears R J Wilmot

Also in Attendance:

Councillor: C C Pond

Officer: J F Hall (Planning Committee Clerk)

1 Member of the Public (Until Min. no. P195.2)

P193 Apologies for Absence

Apologies for absence had been received from Cllrs Owen and Sagers.

P194 Confirmation of Minutes

The Minutes of the meeting of 30th July 2001 were AGREED as a correct record and signed by the Chairman.

P195 Matters for Report

P195.1 Amended Plans – EPF/1040/01 – 122-124 High Road – Demolition of existing buildings and erection of three storey building for ground floor sales area, first and second floor offices, including ground floor and basement parking and removal and replacement of protected trees – Min. no. P183 & P185.1

As it appeared that the Developer had not addressed any of the previously stated objections relating to the loss of the mature horse chestnut tree, the over provision of staff parking, the loss of the circa 1900 houses on the plot, the imposing side elevation and the hazardous vehicle crossover, the Committee reiterated its previous OBJECTIONS to the application. The Committee had received expert advice that the tree, although having some signs of Honey Fungus and heart rot, does not need felling and if reduced in size could live for another 100 years or so, providing the roots are not damaged by development on the site.

P195.2 Urban Capacity Study

The District Council has invited a representative of the Town Council to attend a meeting on Tuesday 4th September at 10.30 a.m. in the Council Chamber to discuss the methods and techniques which will be used in the Urban Capacity Study. Councillor Wilmot agreed to attend and Cllr Sellears asked the clerk to ascertain whether a second representative would be allowed to attend and if so he would also like to go along.

P195.3 RES/EPF/868/01 – 34 Shaftesbury – Erection of 2 bedroomed chalet style bungalow (details of reserved matters) – amended plans – Min. Nos. P168 & P185.2

The above application is to be decided at the District Council's Area "A" Sub Committee meeting on 22nd August and Cllr Lee asked the clerk to register his intention to represent the Town Council at the meeting.

P196 Tuscany, 167 High Road and 16 Station Road

The Committee AGREED to support Mr Tomlin in respect of Tuscany, 167 High Road and asked the clerk to write to the District Council's Environmental Services Department. In the case of 16 Station Road, as the District Council had stated that it would investigate the matter, the Committee decided to await the outcome of this investigation and asked the clerk to write to Mr Tomlin to inform him of this.

P197 Planning Applications

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

EPF/1034/01	65A Alderton Hill Mr & Mrs Alyen	Erection of first floor side extension and loft conversion (revised application)
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The Committee had NO OBJECTION to this application.

EPF/1201/01	3 Sutton Close Mr & Mrs H Bell	Overcladding of dwelling and hip to gable roof extension
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The Committee had NO OBJECTION to this application.

EPF/1209/01	38 Church Hill I Jenkin	Change of use form A1 (retail shop) to A2 use (estate agents)
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The Committee had NO OBJECTION to this application but hoped that customers of the Estate Agents would be encouraged not to park on Church Hill where parking restrictions exist.

TRE/EPF/1300/01	158 Church Hill Essex Security Services	TPO/12/88 - Ash: crown lift and reduce, remove deadwood (branches overhanging car park only)
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The Committee had NO OBJECTION to this application if the District Council's Arboricultural Officer agrees and the work is carried out by a qualified tree surgeon.

EPF/1302/01	33 Traps Hill G Roberts Esq	Double storey side extension
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The Committee OBJECTED to this application as it felt that as the proposed extension would double the footprint of the existing house, the proposal would represent overdevelopment of the site. The Committee was also concerned about the effect of this proposal on the existing trees on the site and would like the Council's Arboricultural Officer to give his opinion.

A/EPF/1313/01	Browns Honda, Oakwood Hill Industrial Estate, Oakwood Hill Honda UK	Display of internally illuminated fascia signs and one internally illuminated freestanding advertisement sign
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The Committee had NO OBJECTION to this application.

- TRE/EPF/1332/01** **Homecherry House, 86 High Road** TPO/9/82 – 5 Limes: crown reduction and minor selective pruning as specified
I Frost
- The Committee had NO OBJECTION to this application but would like the Council's Arboricultural Officer to give his opinion before the work is carried out.
- TRE/EPF/934/01** **18 Albion Park** TPO/2/89 – Horse Chestnut: crown reduction by 15-20% (max. of 3-5m), crown shaping to max. of 2-5m. Removal of stem suckers and crown thinning by removal of minor internal branches
M K Wire
- The Committee had NO OBJECTION to this application if the District Council's Arboricultural Officer agrees that the work is necessary. The Committee was however surprised at the extent of the proposed reduction.
- EPF/1263/01** **285 High Road** Replacement shopfront and installation of perforated roller shutter to the inside
J Harris
- The Committee had NO OBJECTION to this application.
- EPF/1340/01** **Safeway Store, 246-250 High Road** Extension to existing retail store, car park and other associated works including removal of sorting office
Safeway Stores plc
- The Committee had NO OBJECTION to this application providing that a condition is imposed which states the proposed new pedestrian access remains a pedestrian only access and does not become a vehicular access at a later date. The Committee hoped that this access area would be resurfaced and maintained in a good condition. The Committee would also like to see some tree screening on the elevation to The Drive and the new elevation, some extra disabled parking spaces, some cycle parking and the vehicle entrance to the store from The Drive resurfaced.
- The Committee would have been happier if this application could have been considered as part of an overall plan for the High Road instead of as an individual application.
- A/EPF/1347/01** **Browns Garage, 199 High Road** Display of 3 internally illuminated fascia signs and 3 internally illuminated wall mounted signs
Honda UK
- The Committee had NO OBJECTION to this application but noted that it was yet another retrospective application.
- EPF/1357/01** **35 Torrington Gardens** Two storey side and single storey front extension (amended application)
Mr & Mrs E Loveday
- The Committee had NO OBJECTION to this application.

- EPF/1085/01** **35 Forest Road** Two storey side extension
Mr S Turner
The Committee OBJECTED to this application which would mean the loss of the existing off street parking. The Committee also felt that the proposed extension would be detrimental to the street scene and damage the fenestration.
- EPF/1237/01** **27 Newnham Close** Erection of first floor side extension
Mr S Bonnick and single storey rear extension
The Committee had NO OBJECTION to this application.
- EPF/1361/01** **107 High Road** Detached chalet bungalow at end of
Mr & Mrs Hawkins site (revised application)
The Committee reiterated its previous OBJECTIONS to this application.
- EPF/1363/01** **Roding Valley High** Replacement boundary fence –
School, Alderton Hill height 2.75m
Roding Valley High
School
The Committee had NO OBJECTION to this application.
- EPF/1372/01** **91 Tycehurst Hill** Erection of extension to front of
Mr & Mrs Shine garage
The Committee had NO OBJECTION to this application.
- EPF/1385/01** **23 Forest View Road** Double storey rear extension
Mr J Sidola
The Committee had NO OBJECTION to this application.
- TRE/EPF/1391/01** **3 Brancaster Place,** TPO/3/94 - Horse Chestnut: Crown
Church Hill reduce by up to 3m, lift and shape
C Cooke
The Committee had NO OBJECTION to this application providing the work is done by an experienced tree surgeon.
- A/EPF/1389/01** **Church Hill Service** Installation of new corporate signage
Station, 117 Church including standing totem and fascia
Hill signs
Esso Petroleum Co.
The Committee had NO OBJECTION to the totem but would like the use of the bright internally lit red signage on the fascias restricted so that it is less intrusive in the street scene and less distracting to nearby residential properties.
- EPF/1399/01** **163 Roding Road** Double storey side and single storey
Mr M Anthony front extension including front porch
The Committee had NO OBJECTION to this application.
- EPF/1406/01** **Laurels, Park Hill** Single storey rear extension
M P Gould
The Committee had NO OBJECTION to this application.

EPF/1414/01 **41 Forest View Road** First floor extension
Dr G Doctor

The Committee had NO OBJECTION to this application.

EPF/1418/01 **Garages at Barncroft Road** Erection of two garages attached to existing garages
K M Wijesuriya

The Committee had NO OBJECTION to this application.

P198 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P199 Accounts for Payment

P199.1 The following Accounts for Payment were APPROVED.

Cheque no.	Payee	Purpose	VAT	Gross Amount
1126	Greenside Landscapes	Grds Maintenance RVRec	21.00	141.00
1127	Arwin Services	Kingsley Hall & Buckingham Crt Cleaning	105.88	710.88
1128	Select Business Equipment	Photocopying	12.13	81.45
1129	Accredited Locksmith Services	Padlock Welding RVRec		49.20
1130	Machine Mart Ltd	Cemetery Equipment	25.01	167.95
1131	Acumen Wages Service	Payroll – August	1.75	11.75
1132	Lakevale Ltd	Works to Buckingham Court	7697.78	51685.13
1133	London Electricity	Buckingham Court	3.01	63.14
1134	P Batt	Newsletter Design		450.00
1135	British Gas Trading Ltd	Kingsley Hall	1.95	40.99
1136	EALC	Training		35.00
1137	Audit Commission	Audit 99/00	54.18	363.78
1138	The Commonwealth War Graves Commission	List of Loughton War Dead		20.00
dd	Compuserve	July Subscription		21.19
Trf	No. 2 account	Reimburse Imprest		10919.73

P199.2 The following cheque drawn as a matter of urgency between meetings was NOTED.

201	Dams Business Machines	Equipment Repair	12.60	84.60
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Signed

Date 3rd September 2001.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 3rd September 2001 at 7.30 p.m. at Kingsley Hall, Kingsley Road.

Present: T G Owen (in the Chair)
K F Ellis B R Sagers M G Sellears

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P200 Apologies for Absence

Apologies for absence had been received from Cllrs Lee and Wilmot.

P201 Confirmation of Minutes

The Minutes of the meeting of 20th August 2001 were agreed subject to an amendment in P195.1 so that it should read ".....the loss of the circa 1850 houses....." and in P197 so that it should read "...to the street scene and have inappropriate fenestration". The minutes were then CONFIRMED as a correct record and signed by the Chairman.

P202 Matters for Report

P202.1 – Tuscany, 167 High Road – Min. nos. P196 & P195.1

The Committee NOTED the letter from Epping Forest District Council regarding the above site.

P202.2 – EPF/1007/01 – 10 Eleven Acre Rise – Erection of detached garage (revised application) – Min. nos. P132 & P183

Cllr Ellis declared a non-pecuniary interest in this application and took no part in the discussion or decision thereon. The Committee had NO OBJECTION to the revised application.

P202.3 – RES/EPF/1048/01 – St Lukes School, Borders Lane – Details of 35 dwellings, access road, layout and parking pursuant to outline planning permission EPF/267/94 (Duplicate application of RES/EPF/881/01)

The Committee reiterated its previous OBJECTIONS to this application.

P203 Planning Applications

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

EPF/1335/01	36 Poundfield Road P Martin	Demolition of existing conservatory and erection of rear ground floor extension and conservatory
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The Committee had NO OBJECTION to this application.

EPF/1392/01	4 Little Dragons Mr D Baillie	Renewal of permission EPF/974/96 for the erection of a single storey rear extension
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The Committee NOTED this application.

EPF/1420/01	295-309 High Road Metropolitan & City Properties	Extension of ground floor shop units to the rear
The Committee OBJECTED to this application as it felt that the proposed service area at the rear of the properties would not be suitable for large delivery vehicles which would have to either reverse in or reverse out of the area, as there does not appear to be a turning space. The Committee also felt that the noise and fumes from such vehicles would cause a public nuisance.		
EPF/1421/01	60 Borders Lane Ms Veli	Change of use from Class A1 (dry cleaners) to Class A3 (pizza delivery) with extract duct equipment at rear
The Committee OBJECTED to this application as it felt that the extra traffic generated could not be justified considering the existing parking problems. The Committee would also regret the loss of another retail outlet.		
LB/EPF/1425/01	Loughton Station, Station Approach London Underground Limited	Listed building application for the installation of CCTV cameras and associated control equipment under canopies
The Committee had NO OBJECTION to this application.		
TRE/EPF/1437/01	Great Cedars, Pollards Close Knight Developments Group	TPO/7/94 – Cedar: Reduce crown as specified by up to 35%
The Committee had NO OBJECTION to this application.		
EPF/1440/01	12 Marjorams Avenue Mrs B Lovett	Erection of a rear conservatory
The Committee had NO OBJECTION to this application.		
EPF/1445/01	168 Roding Road Mr & Mrs P Galloway	Single storey rear extension
The Committee had NO OBJECTION to this application providing it would not be detrimental to the amenities of the residents of No. 166.		
EPF/1415/01	43 Stonards Hill Mr & Mrs Boyle	Single storey rear extension
The Committee OBJECTED to this application as it disliked the flat roof section at the front which would be in contravention of the District Council's "Designing Out Crime" initiative.		
EPF/1416/01	16 Station Road D Pamplin	Construction of double access
The Committee had NO OBJECTION to this application, which it noted was retrospective, and hoped that the site had now been tidied.		

- EPF/1442/01** **34 Mornington Road** Erection of ground floor front extension
Mr & Mrs Deamer
The Committee had NO OBJECTION to this application.
- EPF/1460/01** **The Oaks, Whitakers Way** Erection of front dormer window in roof above garage, together with conversion of roofspace to a bedroom and erection of rear dormer windows
Mr G Williams
The Committee OBJECTED to this application which it felt would not be sympathetic to the overall appearance of the existing building. The Committee also queried whether the property is in a Conservation Area as there did not appear to be an application for Conservation Area consent.
- EPF/1464/01** **The Loughton Park Hotel, 107 High Road** Renewal of planning permission EPF/1193/96 for a first floor rear extension providing 2 additional bedrooms
K Hawkins
The Committee NOTED this application.
- EPF/1476/01** **10 Sedley Rise** Single storey side and rear extension
Mr & Mrs Regan
The Committee had NO OBJECTION to this application.
- EPF/1477/01** **38 Church Lane** Roof extension
J S Dhanoa
The Committee felt unable to consider this application as the plans provided gave contradictory information – there was no plan of the roof area and no mid floor plan.
- EPF/1480/01** **54 Alderton Hall Lane** Erection of two storey side and single storey front extension/porch extension
Mr & Mrs Stone
The Committee had NO OBJECTION to this application.
- EPF/1483/01** **Algars, Debden Green** Rebuilding of the coach house for use as a games room and ancillary accommodation for Algars
D A Tozer
The Committee had NO OBJECTION to this application.
- EPF/1486/01** **8 Pyrles Lane** Single storey front extension and driveway
Mr Adams
The Committee had NO OBJECTION to this application.
- EPF/1492/01** **63 Whitehills Road** Erection of single storey front extension and porch
Mr & Mrs Willmoth
The Committee had NO OBJECTION to this application.

EPF/1494/01 **51 Tycehurst Hill** Two storey rear extension
Mr W Fox

The Committee had NO OBJECTION to this application.

EPF/1495/01 **16 Baldwins Hill** Erection of rear conservatory
Ms J Gregory

The Committee had NO OBJECTION to this application.

EPF/1501/01 **6 Chester Green** Two storey side and single storey
J Walsh & L Grimwade rear extensions

The Committee had NO OBJECTION to this application.

P204 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P205 Accounts for Payment

P205.1 The following Accounts for Payment were APPROVED.

Cheque no.	Payee	Purpose	VAT	Gross Amount
1139	EFDC	Kingsley Hall & Buckingham Court Rates		1116.00
1140	Signs of the Times	Heritage Plaque	28.67	192.47
1141	Coward Maintenance	Works at Kingsley Hall & RVRec	168.99	1134.66
1142	AtoZ Supplies	Equipment, Stationery	57.95	389.04
1143	Thames Water Utilities	Cemetery, KH, Buck Court		107.06
1144	EFG Matthews Office Furniture Ltd	Office Furniture	27.47	184.47
1145	Abbey Fire	Extinguishers & Signs	79.89	536.39
1146	Accredited Locksmiths	RVRec & Cemetery Maintenance		168.35
1147	RS Components	Office Supplies	2.09	14.04
1148	J McLintock & Son Ltd	RVRec Changing Rms Repairs	19.07	128.06
1149	Inter county office furniture	Office Furniture	186.82	1254.32

P205.2 The following cheque drawn as a matter of urgency between meetings was NOTED.

202	R Marshall	Move Chairs		35.00
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Signed

Date 17th September 2001.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 17th September 2001 at 7.30 p.m. at Kingsley Hall, Kingsley Road.

Present: T G Owen (in the Chair)
 K F Ellis B R Sagers M G Sellears (from Min. no. P208.2)
 M E Taylor R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P206 Apologies for Absence

Apologies for absence had been received from Cllr Lee.

P207 Confirmation of Minutes

The Minutes of the meeting of 3rd September 2001 were AGREED as a correct record and signed by the Chairman.

P208 Matters for Report

P208.1 Urban Capacity Study – Min. no. P195.2

Cllr Wilmot agreed to read the Urban Capacity Study Method Statement and report back.

P208.2 EPF/1477/01 – 38 Church Lane – Roof extension – Min. no. P203

The Committee had NO OBJECTION to this application but would like to see a condition imposed to ensure the property remains in single occupancy. The Committee did however still find the plan confusing as it appears to show a staircase to the side of the property which does not go anywhere

P208.3 Illuminated Advertising Signs – Min. nos. 88, P135, P159 & P167

The Committee APPROVED the draft letter and asked the clerk to send it to the District Council.

P208.4 Appeal – The Loughton Park Hotel, 107 High Road – Detached chalet bungalow at end of site – Min. nos. P154 & P190.8

The Committee NOTED that the above appeal has been withdrawn.

P209 Committee Costs – 2000/01

The Committee NOTED the cost of running the Planning Committees for 2000/01.

P210 Planning Applications

The Committee DECIDED that the Council should only keep planning applications for each current year and one previous year. All other plans should be returned to the District Council for archiving.

P211 Tree Preservation Order – EPF/34/01 – 29 Traps Hill

The Committee NOTED the Tree Preservation Order made on the Oak tree on the above site.

P212 Planning Applications

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

EPF/1527/01 **1 Kenilworth Gardens** Single storey rear extension and
Mr Lawrence and Ms attached double garage to side
Mowatt

The Committee OBJECTED to this application as it felt that the flat roof would be contrary to the District Council's Designing Out Crime initiative.

EPF/1540/01 **12 Carroll Hill** First floor extension and provision
Mr D T Rozee of new pitched roof (resubmitted
application)

The Committee had NO OBJECTION to this application.

EPF/1539/01 **10 Carroll Hill** First floor extension and provision
Mr & Mrs Docherty of new pitched roof plus three storey
front extension

The Committee had NO OBJECTION to this application.

EPF/1545/01 **71 Roundmead Avenue** Double storey side and single storey
Miss J Baker and Mr D rear extension
Bottrill

The Committee had NO OBJECTION to this application.

P213 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date 1st October 2001.

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on 1st October 2001 at 7.30 p.m. at 1 Buckingham Court, Rectory Lane, Loughton.

Present: T G Owen (in the Chair)
K F Ellis A T Lee B R Saggars M G Sellears
M E Taylor

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P214 Apologies for Absence

Apologies for absence had been received from Cllr Wilmot.

P215 Confirmation of Minutes

The Minutes of the meeting of 17th September 2001 were AGREED as a correct record and signed by the Chairman.

P216 Matters for Report**P216.1 Notice of Appeal – EPF/1958/00 – 89 High Road – Detached two storey house – Min. nos. P94 & P387**

The Committee NOTED the appeal and strongly reiterated its previous OBJECTIONS to the application.

P216.2 Urban Capacity Study – Min. no. P195.2

The Committee NOTED the letter sent to Baker Associates.

P216.3 Notice of Appeal – EPF/688/01 – Loughton Lawn Tennis & Bowling Club, Eleven Acre Rise – Outline application for two detached houses on tennis court sites and additional parking for bowls club – Min. nos. P154, P160 & P166.2

The Committee NOTED the above appeal but did not wish to modify its earlier comments.

P217 Universal Superloo (USL) – The Broadway

The Committee considered the options for the possible resiting of the replacement public convenience in The Broadway and DECIDED that it would prefer to see the new USL at the same location as the present APC, but its preferred option would be for the existing brick built public conveniences to be reopened and looked after by an Attendant.

P218 Tree Preservation Order – EPF/37/01 – The Victoria Tavern, Smarts Lane

The Committee NOTED that a Tree Preservation Order had been made on two trees at the above site.

P219 Planning Applications

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

TRE/EPF/1497/01 **Grange Court, High Road** TPO/40/88 Unidentified trees:
C H Berkeley remove overhanging branches to
beyond boundary

The Committee had NO OBJECTION to this application but would like to request that when the work is being carried out, the hedge on the corner of Upper Park Road and High Road is also trimmed in order to improve the sight lines for vehicles exiting Upper Park Road.

TRE/EPF/1499/01 **1 Stanmore Way** TPO/EPF/4/99 – Horse Chestnut:
Mr Church Crown reduce by approximately 2
metres

The Committee had NO OBJECTION to this application.

EPF/1550/01 **38 Church Hill** Retention of detached storage
Mastercall building as flat roof single storey
structure (revised application)

The Committee reiterated its previous OBJECTIONS to this application.

EPF/1558/01 **5 Brooklyn Avenue** Removal of existing roof, raising
Mr & Mrs Wise height of building to form two storey
house

The Committee OBJECTED to this application which it felt would be detrimental to the bungalow next door by causing a loss of light.

EPF/1559/01 **3 Eleven Acre Rise** Demolition of existing garage and
Mrs M C Porter erection of a part one, part two
storey side extension

Cllr Ellis declared a non pecuniary interest in this application which was felt to be insubstantial. The Committee OBJECTED to the proposal which it felt would represent overdevelopment of the plot by reason of its excessive size and which would result in a terracing effect.

EPF/1567/01 **117 High Road** Double access driveway
L & G Scott

The Committee had NO OBJECTION to this application as long as vehicles only drive in from the High Road and out into Meadow Road.

EPF/1431/01 **2 Shelley Grove** Single storey rear and first floor
Mr & Mrs rear extension
Chattopadhyay

The Committee had NO OBJECTION to this application.

EPF/1587/01 **280 High Road** Roof to be added to external walled
 Loch Fyne Restaurants terrace and alterations to create
 Limited additional restaurant dining area at
 rear

The Committee had NO OBJECTION to this application but would like the District Council to ensure that the landlords of the driveway leading to the car park at the rear of this restaurant repair the road which has been in an appalling condition for far too long.

EPF/1592/01 **112 Pyrles Lane** Front extension and rear dormer
 Ms K Atkins and Mr J
 Everard

The Committee OBJECTED to this application which it felt was far too large and would have too great a visual impact on the street scene.

P220 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date 15th October 2001.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 15th October 2001 at 7.30 p.m. at 1 Buckingham Court, Rectory Lane, Loughton.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars M G Sellears
 R J Wilmot

Also in Attendance

Officer: J M Innis (Committee Clerk)

P221 Apologies for Absence

Apologies for absence had been received from Cllr Taylor.

P222 Confirmation of Minutes

The Minutes of the meeting of 1st October 2001 were AGREED as a correct record and signed by the Chairman subject to the deletion of everything after the words ".....as the present APC." in Min. no. P217.

P223 Matters for Report

P223.1 Notice of Appeal – RES/EPF/868/01 – 34 Shaftesbury – Erection of 2 bedroom chalet style bungalow (details of reserved matters) – Min. nos. P168/P815.2 & P195.3

The Committee NOTED the above appeal.

P224 Applications to carry out tree work to trees in Conservation Areas – TPX/26/01 – 47 Baldwins Hill – Cypress: fell as causing damage & TPX/27/01 – Walnut Tree Cottage, Stony Path – Walnut x 2: remove sections that overhang into Wroths Path

The Committee would like the Arboricultural Officer from the District Council to give his opinion before any work is done on the above trees. When any work that is considered necessary has been done, Tree Preservation Orders should be made on all remaining trees.

P225 Planning Applications

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

EPF/1549/01	44 Pyrles Lane	Installation of new shopfront
	Miss T Suckling	

The Committee had NO OBJECTION to this application.

Cont'd/.....

TEL/EPF/1612/01 **Clays Lane** Telecommunications installation –
BT Cellnet 15m high mast with ground level
equipment cabin/compound

The Committee OBJECTED to the proposal as Clays Lane is a protected lane within the green belt and the proposed mast and ancillary building would have a visual impact both on the surrounding residential area and the open space on which it is planned, as it would be visible from most sides of the site. The Committee would also object if the proposed mast was hidden in imitation trees.

EPF/1614/01 **25 Hanson Drive** Single storey rear extension
Mr F Esensel

The Committee OBJECTED to this proposal as it involves a flat roof which would be in contravention of the District Council's Designing Out Crime Initiative.

18 Englands Lane Two storey rear extension
Ms Mitchell

The Committee OBJECTED to this application which it felt would be damaging to the amenities of the neighbouring property contrary to Policy DBE10 of the adopted Local Plan.

A/EPF/1609/01 **13 Forest Road** Internally illuminated fascia signs
Mr A Akhazzan and internally illuminated box
menu to shopfront

The Committee noted that this application is retrospective. The Committee had NO OBJECTION to the application, but would like to suggest that a time limit of, say, 11 p.m. is placed on the illuminations on energy conservation grounds as set out in the Koyoto Protocol.

EPF/1617/01 **83 Staples Road** Single storey side extension
Mr & Mrs Holden

Cllr Ellis declared an interest in this application which was considered to be insubstantial. The Committee had NO OBJECTION to this application.

EPF/1636/01 **6 Warren Hill** Tilted front roof extension
Mr & Mrs Williams

The Committee had NO OBJECTION to this application.

CLD/EPF/1653/01 **162 Forest Road** Certificate of lawful development
Mrs L Barrett (existing) for rear conservatory

The Committee had NO OBJECTION to this application.

TRE/EPF/1661/01 **18 Upper Park** TPO/CHI/3/70 – Plane: crown lift
Mr Delderfield to 7m

The Committee would like the Council's Arboricultural Officer to give his opinion before this application is granted.

EPF/1668/01 **42-44 Smarts Lane** First floor rear extension
Eden Developments

The Committee had NO OBJECTION to this application.

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- EPF/1670/01** **39 Hillcrest Road** Erection of single storey rear to
Mr & Mrs G Redcliffe side extension
The Committee had NO OBJECTION to this application although it would prefer to see a pitched roof.
- EPF/1673/01** **113 Greensted Road** Erection of front porch extension
Mr & Mrs Musetti
- The Committee had NO OBJECTION to this application.
- TRE/EPF/1675/01** **Loughton Lodge, Steeds** TPO/11/90 - Cedar: Crown lift to 2
Way metres
L Haig
- The Committee had NO OBJECTION to this application.

P226 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date 29th October 2001

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 29th October 2001 at 7.30 p.m. at 1 Buckingham Court, Loughton.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars M G Sellears
 M E Taylor R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P227 Apologies for Absence

No apologies for absence had been received.

P228 Confirmation of Minutes

The Minutes of the meeting of 29th October 2001 were AGREED as a correct record and signed by the Chairman.

P229 Matters for Report

3.1 EPF/1367/01 – 18 Englands Lane – Two storey rear extension (amended plans) – Min. No. P225

The Committee considered the amended plans and reiterated its previous OBJECTIONS to the application.

3.2 Sainsbury's Homebase, Church Hill

The Committee APPROVED a draft of a letter to be sent to Mr R Moon, Enforcement Officer, Epping Forest District Council asking that an Enforcement Notice be issued to Sainsbury's Homebase to ensure the removal of containers from its car park and plants from its disabled access ramp, both of which are in contravention of the terms of its planning permission.

3.3 Leave of Absence – Min. no. 81

With the agreement of the Committee it was decided to take Agenda Item 8 under Matters for Report. The Committee RESOLVED to grant Cllr M D Hogan a further six months' leave of absence.

3.4 EPF/1421/01 – 60 Borders Lane – Change of use from Dry Cleaners to Pizza Delivery – Min. nos. P352 & P203

Cllr Taylor had received a petition from residents of Borders Lane who wanted the premises to become a Pizza Delivery as they felt that the fumes from the Dry Cleaners were unhealthy. Cllr Taylor had passed the petition to Cllr Davis who had offered to take it to Epping Forest District Council's Planning Department.

P230 Tree Preservation Order – EPF/39/01 – United Reformed Church, Borders Lane

The Committee NOTED that a Tree Preservation Order has been made on six trees at the above site.

The Committee had NO OBJECTION to this application.

EPF/1730/01 **Grange Court/Nafferton Rise, High Road** Retention of detached double garage at land adjacent to Grange Court and Nafferton Rise
 Countryside Residential

The Committee had NO OBJECTION to this application.

EPF/1735/01 **8 The Fountains** Loft conversion including dormer extension to roof
 Mr N Sandhu

The Committee had NO OBJECTION to this application.

EPF/1748/01 **70 High Road** Widening of existing driveway and the erection of a replacement boundary wall
 Mr O Hemeida

The Committee felt it was unclear from the plans where the back edge of the footpath would fall and would welcome clarification before commenting on the application.

EPF/1760/01 **15 Hazelwood** Change of use of garage to storage and office
 Mr McKeever

The Committee OBJECTED to this application which would lead to a loss of parking on the side of Hazelwood where parking is already very limited.

EPF/1767/01 **41 Stonards Hill** Conservatory at rear
 Mr & Mrs Cox

The Committee had NO OBJECTION to this application.

EPF/1778/01 **32 The Uplands** Erection of two storey side extension and rebuilding of existing flat roofed single storey side extension
 S Rose

The Committee had NO OBJECTION to this application.

EPF/1779/01 **34 Traps Hill** Detached car port and alteration to widen existing vehicular access
 Mr & Mrs Collinson

The Committee had NO OBJECTION to this application.

P232 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P233 Justices' Licences

The following applications for Justices' Licences were NOTED:

P233.1 New Part IV Restaurant Licence:

Gladleys, Unit 1 Diggins Court, High Road

P233.2 Transfer:

Loch Fyne Oyster Bar, 280-282 High Road

Signed

Date 12th November 2001

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 12th November 2001 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars M G Sellears
 M E Taylor R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P234 Apologies for Absence

No apologies for absence had been received.

P235 Confirmation of Minutes

The Minutes of the meeting of 29th October 2001 were AGREED as a correct record and signed by the Chairman.

P236 Matters for Report

P236.1 EPF/1748/01 – 70 High Road – Widening of existing driveway and the erection of a replacement boundary wall – Min. no. P231

The Committee had NO OBJECTION to this application but would prefer to see the front edge of the wall 2 metres from the kerb rather than the back edge, in order that 225mm of public footpath is not lost.

P236.2 TEL/EPF/1612/01 – Loughton Golf Centre, Clays Lane – Installation of Telecommunication Apparatus – Min. no. P225

The Committee NOTED the letter received from the District Council regarding the above application.

P236.3 Notice of Appeal Hearing – Holmehurst, Manor Road – TPO/9/95 – Spruce: fell – P.185.4

The Committee NOTED the date of the above appeal hearing.

P236.4 EPF/1614/01 – 25 Hanson Drive – Single storey rear extension – (amended plan) – Min. no. P225

The Committee had NO OBJECTION to this application and was pleased to note that that its recommendation for a pitched roof had been taken up.

P236.5 EPF/1559/01 – 3 Eleven Acre Rise – Demolition of existing garage and erection of a part one, part two storey side extension (amended plans) – Min. no. P218

The Committee considered the amended plan and reiterated its previous OBJECTION to the application.

P236.6 Flat roofs on house extensions

The Committee NOTED a letter that had been received from the District Council regarding flat roofs on house extensions. The Committee DECIDED it would continue to recommend that extensions have pitched roofs wherever possible as both the Council's adopted Local Plan and the Council's "Designing out Crime Initiative" make that recommendation.

P236.7 Sainsbury's Homebase, Church Hill

The Committee NOTED that a Breach of Condition notice has been issued in respect of three containers sited in the store's car park and that Sainsbury's Homebase has applied for planning permission for one container to be retained. The Committee asked the clerk to write to all members of the Area Plans Sub Committee 'A' urging them to refuse the application when it comes before them at the meeting on 14th November 2001.

P236.8 Walnut Tree Cottage, Stony Path – Conservation Area Notification Reference 27/01

The Committee NOTED that the above site is in a conservation area and the trees on the site therefore have the effective protection of a Tree Preservation Order.

P237 Planning Notices

The Committee NOTED a request from the District Council that members remove any out of date planning notices they come across.

P238 Planning Applications

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

EPF/1282/01 **Brook House, Debden Lane** Erection of front garden wall
Mr J Dipple

The Committee had NO OBJECTION to this application if the wall does not encroach on the footpath.

EPF/1413/01 **117 Greensted Road** Formation of vehicular crossover
I Allgood

The Committee had NO OBJECTION to this application.

EPF/1638/01 **20 Bushfields** Change of use of highway land to
R D & K P Clark private garden

The Committee had NO OBJECTION to this application.

EPF/1807/01 **17 Campions** Erection of single storey side
Mr M Coffey extension

The Committee had NO OBJECTION to this application.

EPF/1827/01 **9 Nafferton Rise, High Road** Conservatory at rear
Mr & Mrs Jerman

The Committee had NO OBJECTION to this application.

EPF/1838/01 **9 Hogarth Reach** First floor front extension over
Mr & Mrs Snow garage

The Committee had NO OBJECTION to this application.

TRE/EPF/1841/01 **42 Mowbrey Gardens** TPO/5/79 – Ash: reduce and lift
Mr Reilly crown as specified

The Committee had NO OBJECTION to this application if the District Council's Tree Officer agrees that the work is necessary.

EPF/1854/01	40 Stanmore Way T Minkey Esq	Erection of first floor front extension, single storey rear extension with balcony and loft conversion involving the insertion of front and rear dormer windows
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The Committee had NO OBJECTION to this application.

EPF/1866/01	24 Forest Road T C O Atkinson Ltd	First floor rear extension
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The plans supplied with this application were almost illegible, but the Committee had NO OBJECTION to the application although it appears to relate to both a shop and a dwelling and it was felt there should be two applications. If No. 26 is included in the application the Committee questioned the position of the staircase.

TRE/EPF/1875/01	16 Brook Road Mr Brown	TPO/CHI/2/70 – Hornbeam: reduction of side branches as specified
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The Committee had NO OBJECTION to this application.

EPF/1810/01	284 Willingale Road Mr & Mrs Newton	Erection of conservatory at rear
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The Committee had NO OBJECTION to this application.

EPF/1817/01	50 High Road Grocola plc	Part demolition and alterations to existing cottage and proposed two semi detached houses
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The Committee OBJECTED to this application which it was felt would represent backfilling, contrary to the Council's adopted Local Plan.

EPF/1826/01	117 High Road Mr & Mrs G Scott	Demolition of existing two storey rear extension and replace with single storey rear extension
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Cllr Owen declared a non pecuniary interest in this application. The Committee had NO OBJECTION to this application but would prefer to see a pitched rather than a flat roof.

P232 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date 26th November 2001

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 26th November 2001 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars M G Sellears
 M E Taylor R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P240 Apologies for Absence

No apologies for absence had been received.

P241 Confirmation of Minutes

The Minutes of the meeting of 12th November 2001 were AGREED as a correct record and signed by the Chairman.

P242 Matters for Report

P242.1 EPF/400/00 – Proposed Sainsbury's Supermarket and Station Alterations, Old Station Road – Min.nos. 16, 107.2, 122, P52.7, P61.1, P118, P130 & P179.1

It was AGREED that Cllr Ellis would attend the meeting of the District Council's Development Committee on 4th December to speak on behalf of the Town Council.

P242.2 Invitation to Planning Officer to address Planning Committee

Chris Neilan, Arboricultural Officer of Epping District Council has agreed to come to Buckingham Court before the planning committee meeting on 28th January 2001 at 7 p.m. to tell the committee how applications for work on trees with Tree Preservation Orders are progressed.

P242.3 Appeal Decision – Tennis and Bowling Club, Eleven Acre Rise – erection of two detached houses with additional parking

The Committee NOTED that the above appeal had been dismissed.

P243 Essex & Southend-on-Sea Replacement Structure Plan – Adopted April 2001

The Committee NOTED that the above plan had now been received and Cllr Wilmot offered to read it and report back.

P244 Planning Applications

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

EPF/1822/01	1 Wellfields	Single storey front and rear
	Mr P Carter	extensions

The Committee had NO OBJECTION to this application.

- EPF/1900/01** **45 Oakwood Hill** Single storey rear extension
Mr & Mrs Carey
The Committee had NO OBJECTION to this application but noted that the study appeared not to have natural light, but only borrowed light from the kitchen.
- EPF/1912/01** **Stevensons Motor Services, Old Station Road** Continued use for car wash facility and retention of breeze block wall
D Stevenson
The Committee had NO OBJECTION to this application but noted that the breeze block wall had already been built and hoped that the District Council was trying to discourage retrospective applications.
- EPF/1922/01** **8 Newnham Close** Ground and first floor side and rear extensions
Mr & Mrs Curness
The Committee had NO OBJECTION to this application.
- EPF/1925/01** **29 Woodland Road** First floor side extension
Mr & Mrs Reeves
Cllr Owen declared a non pecuniary interest in this application, which was felt to be insubstantial. The Committee had NO OBJECTION to this application.
- EPF/1937/01** **23 Coteford Close** Erection of two storey side extension and replacement single storey rear extension, loft conversion and formation of side dormer
S Dracos
The Committee OBJECTED to this application, part of which had a flat roof extension, as it was felt that the proposed alterations would have an adverse impact on the street scene, contrary to policy DBE10 of the Council's adopted Local Plan.
- EPF/1944/01** **3 Wren Terrace, Grosvenor Drive** Conservatory at rear
Mr Dineen
The Committee had NO OBJECTION to this application.
- EPF/1945/01** **63 Whitehills Road** Single storey front and porch extension (revised scheme)
Mr & Mrs Willmoth
The Committee had NO OBJECTION to this application.
- EPF/1680/01** **59 Alderton Hill** Erection of a detached dwelling house adjoining 12a Alderton Close
Mrs P Hare
The Committee had NO OBJECTION to this application.
- EPF/1917/01** **1 Ripley View** Replacement dwelling (revised application)
Mr I M Rabey
The Committee had NO OBJECTION to this application.
- EPF/1940/01** **Enterprise House, 10 Church Hill** Erection of 4m high radio aerial at rear second floor level to serve call centre office for mini cabs
D W Savage

The Committee OBJECTED to this application which it was felt would be unsightly and obtrusive to the residents of Queens Road

EPF/1966/01 **95 High Road** Change of use (involving
Mr S Lakhan conversion) of ground floor of
residential dwelling to children's
nursery (class C3 to D1)

Cllr Ellis declared a non pecuniary interest in this application which was felt to be insubstantial. The Committee had no objection to the principle of the ground floor being converted to a children's nursery, but OBJECTED to this application as the staff and visitors would have to reverse out into the traffic when exiting into the High Road which is very congested at the proposed dropping-off and picking-up times.

EPF/1977/01 **85A York Hill** Single storey rear extension and
Mr & Mrs Booth front entrance canopy

The Committee had NO OBJECTION to this application but queried whether there should be an application for Conservation Area consent.

EPF/1983/01 **103/105 Church Hill** Single storey side extension
Mr & Mrs Merritt

The Committee had NO OBJECTION to this application.

EPF/1984/01 **30 Roundmead Avenue** Loft conversion involving roof
Mr & Mrs Goldberg extension and insertion of velux
windows

The Committee OBJECTED to this application which would be visually intrusive and detrimental to the street scene contrary to policy DBE10 of the Council's adopted Local Plan.

P245 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P246 Justices' Licences

P246.1 Transfers:

The Last Post, 227 High Road
Victoria Tavern, Smarts Lane

Signed

Date 10th December 2001

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 10th December 2001 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
K F Ellis A T Lee M G Sellears R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P247 Apologies for Absence

Apologies for absence had been received from Cllr Saggars.

P248 Confirmation of Minutes

The Minutes of the meeting of 26th November 2001 were AGREED as a correct record and signed by the Chairman.

P249 Matters for Report

P249.1 EPF/1966/01 – 95 High Road – Change of use (involving conversion) of ground floor of residential dwelling to children's nursery (class C3 to D1)

Cllr Ellis reported that she had been contacted by neighbours of the above property who stated that they had not been contacted by the District Council and that site notices had not been posted. The Committee asked the clerk to speak to the Planning Officer dealing with the application about this. Cllr Ellis would like to represent the Town Council at the Sub Committee A meeting when this application is being considered.

249.2 EPF/1559/01 – 3 Eleven Acre Rise – Demolition of existing garage and erection of a part one, part two storey side extension (amended plans) – Min. no. P219

The Committee reiterated its previous OBJECTIONS to this application.

249.3 EPF/2006/01 – 42-44 Smarts Lane – First floor rear extension (revised application) – Min. no. P225

The Committee had NO OBJECTION to this revised application.

249.4 Notice of Appeal – 29 Hazelwood – Raising of roof ridge and formation of rear dormer roof extension – Min. no. P191

The Committee NOTED the above appeal.

249.5 Essex & Southend-on-Sea Adopted Replacement Structure Plan

Cllr Wilmot had read the document and reported briefly on the plans for employment and housing contained within it.

P250 Estimates for 2002/03

The Committee NOTED the estimated costs for 2002/03.

P251 Supplementary Planning Guidance – Vehicle Parking Standards – Min. no. P118.1

The Committee NOTED that the above document had been received.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 7th January 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
K F Ellis A T Lee B R Saggars R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P255 Apologies for Absence

Apologies for absence had been received from Cllrs Sellears and Taylor.

P256 Confirmation of Minutes

The Minutes of the meeting of 10th December 2001 were AGREED as a correct record and signed by the Chairman.

P257 Matters for Report

P257.1 Appeal Decision – EPF/1958/00 – 89 High Road – Detached two storey house – Min. no. P94

The Committee NOTED that the above appeal has been dismissed.

P257.2 Lamb's Garage Site Development Brief – Min nos. P99/P107.2/P113.2/P118.2 & P179.1

The Committee NOTED that the District Council has now adopted a Planning Brief for the Lamb's Garage site.

P257.3 EFP/2010/01 – 9 Hilltop Close – Single Storey rear extension (amended plans) – Min. no. P252

The Committee had NO OBJECTION to the above application.

P258 Planning Applications

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

EPF/2037/01	112 Pyrles Lane Ms K Atkins and Mr J Everard	Single storey front extension and rear dormer (revised proposal)
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The Committee OBJECTED to this revised application as it felt that the proposed extension was still too large and would have too great a visual impact on the street scene.

EPF/2041/01	46-52 Alderton Hall Lane and 2-12 Chequers Road Epping Forest District Council	Proposed elevational alterations and refurbishment of PRC (Stent) houses
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The Committee had NO OBJECTION to this application.

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- EPF/2044/01** **9 Stony Path** Single storey rear extension
Mr & Mrs Blundy
The Committee had NO OBJECTION to this application.
- EPF/2069/01** **56-58 Alderton Hill** Demolition of existing house and
Mr B Singh erection of 2 no. two storey
detached properties (outline
application)
The Committee had NO OBJECTION to this application.
- EPF/2032/01** **92 Colson Road** Use of garage for commercial
Mr G Ata storage purposes
The Committee OBJECTED to this application which it felt would contravene
Policies E12, DBE9 (iv) and H13 of the Council's adopted Local Plan.
- EPF/2060/01** **51 South View Road** Erection of rear ground floor
Mr & Mrs Andrews conservatory extension
The Committee OBJECTED to this application which it felt would cause a loss of
amenity for neighbouring properties contrary to Policy DBE9 (i), (ii) & (iii) of the
Council's adopted Local Plan.
- EPF/2067/01** **152 Forest Road** Erection of single storey rear
J F Tooby extension (retention)
The Committee had NO OBJECTION to this application provided that proper
drainage is provided for as that shown on the plans appears to be inadequate.
- EPF/2071/01** **30 Queens Road** Formation of alterations and
Mr & Mrs Glessing extensions
The Committee OBJECTED to this application which it felt would cause a loss of
amenity for neighbouring properties contrary to Policy DBE9 (i), (ii) & (iii) of the
Council's adopted Local Plan.
- EPF/2083/01** **St Gabriel's Church** Front entrance porch
Hall Grosvenor Drive
Trustees of Epping
Forest Community
Church
The Committee had NO OBJECTION to this application.
- EPF/2086/01** **35 Forest Road** Part two storey/part single storey
Mr S Turner side extension (revised application)
The Committee OBJECTED to this application which it was felt would be
detrimental to the street scene contrary to Policy DBE10 of the Council's adopted
Local Plan.

- EPF/2095/01** **22 Ibbetson Path** Erection of two storey rear extension
Mrs L Sabbarton
- The Committee OBJECTED to this application which it was felt would be detrimental to the street scene contrary to Policy DBE10 of the Council's adopted Local Plan.
- EPF/2098/01** **44 Roundmead Avenue** Erection of front porch extension
M Epstein
- The Committee had NO OBJECTION to this application.
- EPF/2101/01** **1 Lushes Road** Single storey side/rear extension
Mr & Mrs Anderson
- The Committee had NO OBJECTION to this application.
- EPF/2110/01** **74 Queens Road** Erection of a rear conservatory
Mr & Mrs Hart
- Cllrs Owen and Sagers declared a non-pecuniary interest in this application which was thought to be insubstantial. The Committee had NO OBJECTION to the application.
- EPF/2112/01** **36 Sedley Rise** Single storey side and rear extensions
N Sullivan
- The Committee had NO OBJECTION to this application.
- EPF/2117/01** **Ripley Grange, Debden Lane** Covered swimming pool extension
Mr M Anderson
- The Committee had NO OBJECTION to this application.
- EPF/2123/01** **81 Tycehurst Hill** First floor rear extension and pitched roof over existing ground floor side extension
Mr D Nunn
- The Committee had NO OBJECTION to this application.
- EPF/2108/01** **107 Colson Road** Single storey front extension
Mr Roberts
- Although the Committee did not object in principle to this type of application, it OBJECTED to the large size of the projection of the proposed extension.

P259 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P260 Justices' Licences

P260.1 Transfers:

The King's Head, 2 Church Hill

The Wheatsheaf, 15 York Hill

Signed

Date 28th January 2002

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 28th January 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars M G Sellears
 R J Wilmot

Also in Attendance

Officer: P S Roden (Committee Clerk)

P260 Apologies for Absence

Apologies for absence had been received from Cllr M Taylor.

P261 Confirmation of Minutes

The Minutes of the meeting of 7th January 2002 were AGREED as a correct record and signed by the Chairman.

P262 Matters for Report

262.1 34 Shaftesbury – Two bedroom chalet style bungalow for residential purposes – Appeal decision

The Committee NOTED the above appeal has been allowed.

262.2 Notice of Appeal – 41 Westall Road – TRE/EPF/176/00 – Oak tree – Fell – protected by TPO/30/99

The Committee NOTED the appeal hearing date but did not wish to attend the hearing.

262.3 Proposed Sainsbury's Superstore, Old Station Road

The Committee NOTED the letter from Epping Forest District Council dated 14th January 2002 and a further letter reporting some amendments to the plans.

262.4 Pre-application consultation with local Planning Authority

Cllr A T Lee has written to neighbouring properties and will have any objections before the application is received.

262.5 168 High Road – shop front

The Committee NOTED that the change of use and shop front had been reported to the Epping Forest District Council enforcement officers.

P263 Planning Applications

To CONSIDER the planning applications received for the weeks 7th, 14th and 21st January 2002

EPF/2108/01	107 Colson Road	Single storey front extension
	Mr Roberts	(amended plan)

The Committee OBJECTED to this application which it felt would be detrimental to the street scene contrary to Policies DBE9 and DBE10 of the Council's adopted Local Plan. It felt clarification of the whereabouts of the path and the ownership of it was necessary.

EPF/1817/01	50 High Road Grocola plc	Part demolition and alterations to existing cottage and proposed two semi detached houses
The Committee reiterated its previous OBJECTION to this application		
EPF/1982/01	East 15 Acting School, Rectory Lane	Lighting columns to car park and driveway
The Committee had NO OBJECTION to this application.		
EPF/2099/01	12 Sparelease Hill Mr Symonds	Two storey rear extension
The Committee had NO OBJECTION to this application.		
EPF/2121/01	221-223 High Road Zee & Co.	Ground floor rear extension to retail shop, first floor extension and conversion to form 3 self contained flats and replacement shopfront.
The Committee had NO OBJECTION to this application provided that neighbouring properties are not overlooked contrary to Policies DBE9 and DBE 11 of the Local Plan. First floor access should be in line with adjoining properties.		
EPF/2132/01	35 Wellfields Mr & Mrs Briggs	Erection of two storey side extension with integral garage that projects forward at ground floor, two storey rear and single storey rear extensions
The Committee OBJECTED to this application on the grounds of over-development contrary to Policies DBE7 and DBE9 of the Local Plan.		
A/EPF/2136/01	194 High Road Blockbuster Entertainment Ltd	Installation of internally illuminated fascia signage
The Committee had NO OBJECTION to this application.		
EPF/2143/01	188 The Broadway Mr M Sare	Two storey side and single storey front and rear extensions
The Committee had NO OBJECTION to this application.		
EPF/2146/01	27 Roundmead Avenue R Staff Esq	Erection of single storey rear, side and conservatory extensions
The Committee had NO OBJECTION to this application.		
EPF/2148/01	19 Churchfields Mark Papworth	Formation of loft conversion and insertion of rear dormer window
The Committee had NO OBJECTION to this application.		
EPF/2152	5 Brooklyn Avenue Mr & Mrs Wise	Removal of existing roof, raising of height of building to form two storey house (revised application)
The Committee reiterated its previous OBJECTION to this revised application.		

EPF/2155	6 Valley Hill Ms D Watkins	Change of use from sandwich shop (A1) to cooking on premises (A3)
The Committee OBJECTED to this application. The smell of cooking may contravene DBE9 of the Local Plan.		
EPF/2160/01	55 The Crescent Mr & Mrs Bird	First floor side and single storey rear extensions
The Committee had NO OBJECTION to this application.		
EPF/2172/01	12 Firs Drive Mr R Gardner	Double garage
The Committee had NO OBJECTION to this application.		
LB/EPF/2180/01	Loughton Station Station Approach Loughton Underground Limited	Listed building application for installation of floor mounted ticket validation device in ticket hall adjoining existing ticket gate
The Committee had NO OBJECTION to this application.		
EPF/2184/01	34 Audley Gardens Mr & Mrs Everson	Single storey side and rear extensions (amended plan)
The Committee OBJECTED to this revised application because the visual impact is contrary to Policy DBE9 of the Local Plan.		
EPF/2207/01	Brook House, Debden Lane John Dipple	Erection of front garden brick wall (revised application)
The Committee OBJECTED to this revised application because the visual impact is contrary to Policy DBE9 of the Local Plan. The Committee preferred the first option.		
EPF/2150/01	44 Sedley Rise Mr J Smith	Two storey side and single storey rear extensions
The Committee had NO OBJECTION to this application.		
EPF/2205/01	54 Church Lane Mr A Dhally	TPO/14/83 Ash: Reduce crown by 20%
The Committee had NO OBJECTION to this application.		
EPF/4/02	Robin Hill, Debden Road Mr & Mrs Genchi	Part single/part two storey garage, porch and landing extension to front, single storey lobby extension to side
The Committee had NO OBJECTION to this application.		
EPF/20/02	66 High Beech Road Mr Collins	Conversion of garage into a playroom
The Committee had NO OBJECTION to this application.		

EPF/30/02	Chigwell Lane Service Station (BP, The Broadway Epping Forest District Council	Installation of universal superloo
The Committee had NO OBJECTION to this application.		
EPF1711/01	43 Kenilworth Gardens Mr Ali	Two storey side extension
The Committee had NO OBJECTION to this application.		
EPF/1772/01	31 Rochford Avenue Mr & Mrs Smith	Two storey side extension
The Committee had NO OBJECTION to this application.		
EPF/2008/01	23 Rectory Lane K A & S A Reynolds	Erection of side extension including garage with kitchen at the rear
The Committee had NO OBJECTION to this application. The Committee expressed a preference for a monopitch roof on the front to avoid a flat roof appearance.		
EPF/2026/01	112 Jessel Drive A Cooper	Single storey rear extension
The Committee had NO OBJECTION to this application.		
EPF/37/02	C J Johen (Shipping) Ltd, 151 High Road	Alterations to ground floor front entrance including provision of new capopy and new white painted front wall to foyer
The Committee had NO OBJECTION to this application.		
EPF/44/02	10 Forest Way Mr M Mace	Enlargement of existing rear dormer window
The Committee had NO OBJECTION to this application subject to conservation area application.		
TRE/EPF/50/02	Bridge House, Roding Road S Dale	Oak and ash: Selective pruning to both trees as specified, including 30% crown reduction of Ash
The Committee referred this application to the Tree Officer as the location of the trees was unclear.		
EPF/66/02	107/109 Church Hill Mr S Majeed	Change of use to mixed use of car sales and valeting service, erection of enclosed wash bay and open bay polishing area
The Committee OBJECTED to this application on the grounds of noise and disturbance and over-intensification of business in a residential area contrary to Policy DBE9 of the Local Plan.		

EPF/77/02 **162 Forest Road** Single storey rear extension (garden
Mr & Mrs Barrett room)

The Committee had NO OBJECTION to this application but noted that the detail on the site plan may need amending in line with comments contained in a letter addressed to Epping Forest District Council from a neighbouring property and reported to the Committee.

EPF/103/02 **26 Forest Road** Replacement of existing ground
Mrs J Ling floor rear extension

The Committee had NO OBJECTION to this application

P264 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P265 Justices' Licences

The following application for a Justices' Licence was NOTED

P265.1 Transfers:

McColls, 47-49 The Broadway

Signed

Date 11th February 2002

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 11th February 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars M G Sellears
 R J Wilmot

Also in Attendance

Officer: P S Roden (Committee Clerk)

P266 Apologies for Absence

Apologies for absence had been received from Cllr M Taylor.

P267 Confirmation of Minutes

The Minutes of the meeting of 28th January 2002 were AGREED as a correct record and signed by the Chairman.

P268 Matters for Report

268.1 11 Woodbury Hill, Two storey side extension, single storey front extension (revised application).

The Committee NOTED the above appeal.

Cllr Sellears joined the meeting

268.2 Former Broadfields Motor Showroom Site, 134 Church Hill, Construction of first floor to provide offices (class B1) and conversion of ground floor from car showroom to retail use (class A1) or office use (class B1)

The Committee NOTED the above appeal.

268.3 TRE/EPF/1852/00 – Holmehurst, Manor Road

The Committee NOTED the above appeal has been allowed.

268.4 TPX/52/01 – 5 Staples Road

The Committee had NO OBJECTION to this notice of intention.

268.5 EPF/858/01 – 92 Church Hill

The Committee NOTED the above appeal.

P269 Planning Applications

To CONSIDER the planning applications received for the weeks 28th January 2002 and 4th February 2002.

EPF/73/02	7 Tycehurst Hill	Part two, part one storey rear
	Mr and Mrs Black	extension and loft conversion
		including rear dormer

The Committee had NO OBJECTION to this application.

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|---|--|--|
| EPF/87/02 | 7 Spring Grove
B M Churnin | Erection of roof extension,
formation of loft conversion and
insertion of rear dormer windows |
| The Committee had NO OBJECTION to this application. | | |
| EPF/102/02 | 60 Sedley Rise
Mr T Carter | Single storey side extension and
rear conservatory |
| The Committee OBJECTED to the dormer part of the plan for this application which it felt would be detrimental to the street scene contrary to Policy DBE10 of the Local Plan. | | |
| EPF/116/02 | 5 Ripley View
Mr S Rabey | First floor extension to chalet
bungalow and single storey rear
extension |
| The committee OBJECTED to this application on the grounds of visual impact and over-development contrary to Policy DBE9 of the Local Plan. | | |
| EPF/125/02 | 65 Goldings Road
Mr Field | Loft conversion involving the
formation of dormer to the side of
the roof and roof lights to the rear |
| The Committee OBJECTED to this application which it felt was contrary to DBE10 15.76 of the Local Plan. | | |
| EPF/126/02 | 20 Albion Hill
Mr and Mrs Leigh | Demolition of existing garages and
erection of a block of 4 garages
with residential flat at 1 st floor level |
| The Committee OBJECTED to this application in that it does not provide suitable amenity space contrary to Policy DBE8 and it is likely to create an undesirable precedent contrary to Policy DBE11 of the Local Plan. | | |
| EPF/127/02 | 122 – 124 High Road
Higgins Group PLC | Demolition of existing building and
erection of a 3 storey building
comprising car park and sales area
to ground floor and office space to
first and second floors together
with the removal and replacement
of the protected tree |
| The Committee OBJECTED to this application and reiterated its previous comments. It was felt that it was contrary to Policy DBE2 DBE4 and DBE9 part 3; also the preservation of the tree had not been adequately addressed. | | |
| TRE/EPF/129//02 | Birnam Lodge, Nursery
Road
Marishal Thompson and
Co. | TPO 7/79; Oak; Fell |
| The Committee OBJECTED to this application and would prefer tree reduction as an alternative. | | |

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|---|--|--|
| TRE/EPF/133/02 | Chestnuts, Nursery Road
Marishal Thompson and Co | TPO 7/79; Horse Chestnut: Fell |
| The Committee OBJECTED to this application and would prefer tree reduction as an alternative. | | |
| EPF/139/02 | 4 Wellfields
Mr and Mrs R Lubin | First floor extension above detached garage for use as granny annexe |
| The Committee OBJECTED to this application. It was felt that the amenity space between buildings contravened Policy DBE8 and the visual impact contravened Policy DBE9 of the Local Plan. | | |
| EPF/141/02 | 80 Meadow Road
Mr R Farrugia | Two storey side and single storey rear extension |
| The Committee had no OBJECTION to this application. | | |
| EPF/147/02 | 309 and 309A High Road
Metropolitan and City Properties (Loughton) Ltd | Enlargement of ground floor lobby entrance and change of use of 309A to a residential flat |
| The Committee had no OBJECTION to this application. | | |
| EPF/110/02 | 102 The Lindens
Mr C Shepherd | Erection of a first floor front extension |
| The Committee had no OBJECTION to this application. | | |
| A/EPF/136/02 | 2 Station Road
Browns of Loughton | Erection of internally illuminated 4.1 metre high gantry sign in the Station Road garage forecourt |
| The Committee OBJECTED to this application which it felt would contravene DBE13 of the Local Plan as it would adversely affect the nearby residential properties. | | |
| EPF/150/02 | Crown House
151 High Road
Houlder Insurance Services Ltd | Installation of two roof top air conditioning units |
| The Committee had no OBJECTION to this application. | | |
| A/EPF/157/02 | 251 High Road
Mr G Reandi | Installation of fascia signage with background illumination |
| The Committee had no OBJECTION to this application. | | |
| TRE/EPF/177/02 | 19 The Summit
Mr R Open | TPO 5/93 Oak: Reduce height and spread of crown (max 20% and 30% respectively). |
| The Committee had no OBJECTION to this application. | | |

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|---|---|---|
| EPF/183/02 | 12 Highland Avenue
Mr A Cox | Replacement of existing flat roof
with pitch roof |
| The Committee had no OBJECTION to this application. | | |
| EPF/184/02 | 49 Barrington Road
Rebecca Frord | Erection of single storey extensions
to front, side and rear of dwelling
house |
| The Committee had no OBJECTION to this application. | | |
| EPF/196/02 | 12 The Meadway
Mr and Mrs Riley | Formation of loft conversion
involving the insertion of rear and
side dormer windows (revised
scheme to roof extension) |
| The Committee had no OBJECTION to this application. | | |
| EPF/201/02 | The Plume of Feathers
PH.
123 Church Hill
Six Continents Retail Ltd | Retention of coldroom and canopy
within fenced enclosure |
| The Committee OBJECTED to this application on the grounds that it would be detrimental to the street scene contrary to Policy DBE9 of the Local Plan as well as this being a retrospective application. | | |
| EPF/209/02 | 23 Coteford Close
Mr S Dracos | Erection of single storey side
extension, replacement single
storey rear extension, loft
conversion and formation of side
and rear dormers (revised scheme) |
| The Committee OBJECTED to this application on the grounds of the flat roof on the front elevation which would be contrary to Policy DBE9 of the Local Plan. | | |

P270 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 25th February 2002

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 25th February 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars
 M G Sellaars M Taylor R J Wilmot

Also in Attendance

Officer: P S Roden (Committee Clerk)

1 Member of the Public

P271 Apologies for Absence

No apologies for absence had been received.

P272 Confirmation of Minutes

The Minutes of the meeting of 11th February 2002 were AGREED as a correct record and signed by the Chairman.

P273 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

3.1 High Road South Car Park – Storage of Refuse Bins (Tuscany Restaurant) The Cleanaway Bins have now been removed.

3.2 Sainsbury's Homebase - Members reported that Sainsbury's Homebase are not complying with the conditions of the planning permission and enforcement action should be taken.

P274 Planning Applications

To CONSIDER the planning applications received for the weeks 11th February 2002 and 18th February 2002.

EPF/161/02 14 The Greens Close Two storey side and front extension
 Miss D Hayman

The Committee had NO OBJECTION to this application.

EPF/167/02 15 Shelley Grove Rear dormer window to main roof
 Mr & Mrs P Robbins

The Committee had NO OBJECTION to this application.

EPF/170/02	2 Goldings Hill Motorgroup	Two storey development consisting of four x one bedroom flats
A vote was taken and it was resolved that the Committee had NO OBJECTION to this application on the proviso that sufficient car parking space has been allocated for Motorgroup staff and retail vehicles to ensure no on road parking.		
A/EPF/194/02	Corner of Staples Road and Shaftesbury Loughton & District Historical Society	Interpretative Board (0.915m x 0.610m)
The committee had NO OBJECTION to this application.		
EPF/207/02	15 Woodbury Hill Mr and Mrs Harvey	Erection of two storey side extension
The Committee OBJECTED to this plan as there was no indication that a conservation area planning application had been made.		
EPF/212/02	73 Smarts Lane Mossford Construction Ltd	Erection of two storey side and rear extensions, formation of new porch canopy and pitched roof over existing flat
The Committee OBJECTED to this application on the grounds that it will have a terracing effect and will ruin the symmetry of the original building contrary to Policies DBE1 and DBE3 of the Local Plan.		
EPF/217/02	2 Faircroft Cottages, Whitakers Way M Wilson	Two storey rear extension
The Committee OBJECTED to this plan as there was no indication that a conservation area planning application had been made.		
EPF/225/02	50 Smarts Lane Mr and Mrs L Crispin	First floor rear extension
The Committee had NO OBJECTION to this application.		
EPF/240/02	Mother Hubbard Valley Hill Ambleform Properties	Redevelopment of site involving demolition of existing public house and replacement with 3 storey building consisting of 24 flats and associated parking
The Committee OBJECTED to the proposed plan as no application had been made for change of use. The Committee also OBJECTED to the loss of a social amenity.		
EPF/241/02	119 Roding Road Mr N Patel	Single story retail unit (Class A1) and provision of car park
The Committee had NO OBJECTION to this application.		
EPF/262/02	47 – 49 The Broadway T M Retail	Installation of new shopfront, automatic doors and ATM cash machines
The Committee had NO OBJECTION to this application.		

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 11th March 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars
 M G Sellears M Taylor

Also in Attendance

Officer: P S Roden (Committee Clerk)

P276 Apologies for Absence

Apologies for absence had been received from Cllr Bob Wilmot.

P277 Confirmation of Minutes

The Minutes of the meeting of 25th February 2002 were AGREED as a correct record and signed by the Chairman.

P278 Matters for Report

To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

278.1 Sainsbury's Homebase

The Committee noted the situation with Sainsbury's and requested that the District Council should take enforcement action if the present situation is not in accordance with the current planning approval.

278.2 EPF/217/02 Faircroft Cottages, Whitakers Way

The Committee noted the position on planning applications in conservation areas. The members wanted to be sure that the District Council recognised applications arising for properties in conservation areas.

278.3 EPF/1207/01 11 Woodbury Hill

The Committee NOTED the above appeal.

P279 Planning Green Paper

The Committee NOTED the comments from the Chairman of the Planning Green Paper and agreed to forward them to the DTLR as the Town Council's views.

P280 Planning Applications

To CONSIDER the planning applications received for the weeks 25th February 2002 and 4th March 2002.

EPF/309/02

8 Sparelease Hill

Mr Paul

Erection of first floor extension over existing bungalow to form a two storey dwelling

The Committee had NO OBJECTION to this application.

EPF/339/02	82 Church Hill Mr and Mrs Papier	Part one, part two storey rear extension
The Committee had NO OBJECTION to this application.		
EPF/340/02	Four Winds Baldwins Hill A Reid	Dormer window to front elevation of previously approved loft conversion.
The Committee had NO OBJECTION to this application.		
EPF/87/02	77 Spring Grove B M Churnin	Erection of roof extension, formation of loft conversion and insertion of rear and front dormer windows (amended plans)
The Committee had NO OBJECTION to this application		
EPF/262/02	47 – 49 The Broadway T M Retail	Installation of new shopfront, automatic doors and replacement refrigeration units (amended plans).
The Committee had NO OBJECTION to this application.		
EPF/347/02	30 Roundmead Avenue Mr & Mrs I Goldberg	Loft conversion, roof extension and insertion of velux window (revised scheme).
The Committee OBJECTED to this application on the grounds of visual impact contrary to Policy DBE9 and detriment to the street scene contrary to Policy DBE10.		
EPF/350/02	31 Audley Gardens Mr R Henderson	Erection of two storey side and single storey rear extensions.
The Committee had NO OBJECTION to this application.		
EPF/1340/01	246-250 High Road Safeway Store	Extension to existing retail store, car park and other associated works including removal of sorting office.
The Committee had NO OBJECTION to this application but reiterated their previous comments.		

P281 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P282 Justices' Licence

The following applications for Justices' Licence were NOTED.

P282.1 Transfer

BP Express Chigwell, Service Station, The Broadway.

P282.2 Transfer

Sir Winston Churchill, The Broadway.

Signed

Date: 25th March 2002

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 25th March 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis A T Lee B R Saggars
 M G Sellears M Taylor R J Wilmot

Also in Attendance

Officer: P S Roden (Committee Clerk)

1 Member of the Public

P283 Apologies for Absence

There were no apologies for absence.

P284 Confirmation of Minutes

The Minutes of the meeting of 11th March 2002 were AGREED as a correct record and signed by the Chairman.

P285 Matters for Report

Cllr Kay Ellis joined the meeting.

285.1 Sainsbury's Homebase

Cllrs Owen and Sellears have made representations to the District Council in respect of Sainsbury's Homebase and the matter of their planning approval.

P286 Sainsbury's Planning Application

Cllr Owen advised the Committee that this point should be discussed by the full Council and that a special Council meeting was being arranged in the near future, so the item should be withdrawn from the Planning Committee agenda. Cllr Ellis proposed that the Planning Committee should recommend to the Council that the application be called in. A recorded vote was requested and votes cast as follows:

For: Cllrs Ellis, Lee, Saggars, Taylor and Wilmot

Against: Cllr Sellears.

The motion was carried.

P287 Planning Applications

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

EPF/385/02

Chester Road

New hard play area.

Davenant Foundation

School

Councillor Wisenfeld in her capacity as a Governor of Davenant School addressed the meeting. The Committee approved the application but would like a condition stipulating that it is not to be used for extra parking.

- EPF/257/02** **25 Hillyfields** Single storey side and part single,
Mr & Mrs Evesden part two storey rear extension.
The Committee had NO OBJECTION to this application.
- EPF/362/02** **51 South View Road** Erection of ground floor rear
Mr & Mrs Andrews conservatory extension (revised
application).
- The Committee had NO OBJECTION to this application. The Committee noted the letter from the occupants of No. 49 South View Road.
- EPF/383/02** **56 Brooklyn Avenue** Two storey side and rear
Neil Harrison extension.
The Committee OBJECTED to this application on the grounds of visual impact contrary to DBE9 and the scale of the building contravening DBE10.
- EPF/386/02** **309 High Road** Change of use from A1(Retail) to
Metropolitan & City A2(Financial and Professional
Properties (Loughton) Services) use.
Ltd.
- The Committee had no OBJECTION to this application on the condition that there is no loss of a retail unit.
- A/EPF/387/02** **231 High Road** Internally illuminated fascia pod
Specsavers Optical with side panels and double sided,
Superstore internally illuminated projecting
sign.
- The Committee had NO OBJECTION to this application.
- EPF/392/02** **Kingdom Hall** Erection of replacement Kingdom
Willingale Road Hall.
Loughton Congregation
of Jehovah's Witness
- The Committee had NO OBJECTION to this application. The Committee noted that the access appears to be on to private property and that the appropriate permission should be sought.
- EPF/410/02** **16 Sparelease Hill** Erection of two storey side
Mr & Mrs Pallent extension, first floor side
extension, single storey front and
rear extensions and rear
conservatory.
- The Committee had NO OBJECTION to this application on the condition that this property stays as one occupation.

EPF/434/02 **27 Staples Road** Two storey detached house
Barnsdale Properties fronting the Drive to rear of 27
and 29 Staples Road (revised
application).

The Committee OBJECTED to this application on the grounds of the detrimental effect to the visual amenities of neighbouring properties contrary to Policy DBE9, and that the amended plan still had a negative effect on the street scene contrary to Policy DBE1.

EPF/438/02 **46 Torrington Gardens** Erection of single storey front
Mr G Randall/ extension
Miss Johnson

The Committee had NO OBJECTION to this application.

TPX/60/01 **61 York Hill** Yew – Reduce height to gutter
Plum – 1.5m side reduction.

The Committee had NO OBJECTION to this application.

EPF/212/02 **73 Smarts Lane** Erection of two storey side and
Mossford Construction rear extensions, formation of new
porch canopy and pitched roof
over existing flat. (amended
plans).

The Committee OBJECTED to this application on the grounds that it will be detrimental to the street scene and ruin the symmetry of the original building contrary to DBE10 and DBE3.

EPF/357/02 **4 Church Hill** Change of use of first floor from
M J Grabowski residential to restaurant.

The Committee OBJECTED to this application on the grounds of the loss of a residential amenity.

EPF/402/02 **64 Willingale Road** Single storey front and rear
Mr T Egan extensions and two storey side
extension.

The Committee had NO OBJECTION to this application.

EPF/411/02 **2 Summerfield Road** Erection of part one and part two
Dr & Mrs E Paul storey rear extension, construction
of dormer windows in the roof at
first floor front and second floor
side, and erection of lower ground
floor front extension to garage.

The Committee had NO OBJECTION to this application.

EPF/460/02 **44 Sedley Rise** Single storey rear and side
Mr J Smith extensions.

The Committee had NO OBJECTION to this application.

- EPF/463/02** **22 Alderton Way** Single storey side and rear extension.
Mr E A Goreham
- The Committee OBJECTED to this application on the grounds that a flat roof side extension is contrary to Policy DBE10.
- EPF/467/02** **96-98 York Hill** Revised proposals for detached garage, and conservatory link.
Mr & Mrs Goldstein
- The Committee OBJECTED to this application on the grounds that one of the original conditions was to ensure the buildings were kept separate.
- EPF/471/02** **15 Stonards Hill** Erection of two storey rear extension, first floor rear extension and formation of roof space within loft.
Mr & Mrs Norman
- The Committee voted and OBJECTED to this planning application, on the grounds that it had an unbalancing effect on neighbouring property and was detrimental to the street scene contrary to DBE10.
- EPF/474/02** **165 High Road** Outline application for the erection of a three storey block of flats.
Goldings Manor
Investment Company
- The Committee OBJECTED to this application on the grounds that it contravened Policies DBE5 and DBE7.
- EPF/475/02** **165 High Road** Outline application for the erection of three storey office block.
Goldings Manor
Investment Company
- The Committee OBJECTED to this application on the grounds that it contravened Policies DBE5 and DBE7.
- EPF/476/02** **37 Harwater Drive** Conversion of loft space and erection of rear dormer.
Mr R Bradley
- The Committee had NO OBJECTION to this application.
- EPF/489/02** **23 Harwater Drive** Erection of first floor front extension, single storey side extension, roof extension and formation of rear dormer window and front roof light (velux window).
Mr & Mrs Leiper
- The Committee OBJECTED to this application on the grounds that it had an unbalancing effect and is considered detrimental to the street scene contrary to Policy DBE10.
- EPF/493/02** **1 Goldings Road** Part one, part two side extension.
I Phillips-Hemming
- The Committee had NO OBJECTION to this application.

EPF/494/02

5 Pyrles Lane
Mr M Cronin

Part one, part two storey side extension, retaining existing garage at the side.

The Committee had NO OBJECTION to this application.

P288 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P289 Justices' Licence

The following application for Justices' Licence was NOTED.

P289.1 Transfer

McColls, 47-49 The Broadway

Signed

Date: 8th April 2002

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 8th April 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
 K F Ellis B R Saggars
 M G Sellears M Taylor R J Wilmot

Also in Attendance

Officer: P S Roden (Committee Clerk)

P290 Apologies for Absence

Apologies for absence had been received from Cllr A T Lee.

P291 Confirmation of Minutes

The Minutes of the meeting of 11th March 2002 were AMENDED in respect of P287 EPF/385/02 Chester Road. The word "approved" was deleted and substituted with "had no objection to". The Minutes were then AGREED as a correct record and signed by the Chairman.

P292 Matters for Report

P291.1 EPF/77/02 A letter from Cllr J Woodman was noted and the Town Clerk would be asked to follow this up with Planning at EFDC to request that any necessary enforcement action is taken.

P293 Street Naming and Numbering

The Committee OBJECTED to the names proposed by the developers. Willingale Road and School are on the other side of the estate and Willingale Place would lead to confusion. Lopping Road would be connected with Lopping Hall and that is a long way from the site, and "Lopping" has no connection with the area of development.

The Committee have put forward the following suggestions:-

St Nicholas Place	-	The first school on this site
Borders Close	-	Borders Lane is adjacent
Traps Road	-	Traps Hill is adjacent
Maitland Place	-	The name of the family who originally owned the site.

P294 Planning Applications

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

- EPF/66/02** **107/109 Church Hill** Change of use to mixed use of car sales and valeting service, erection of enclosed wash bay and open bay polishing area. (amended plans)
- The Committee reiterated its OBJECTION to this application on the grounds of noise and disturbance and over intensification of business in a residential area, contrary to Policy DBE9 of the local plan. In addition the Committee considered that the washing and polishing areas were too close to existing properties. The impact on traffic would be such that it contravened STC3(vi).
- LB/EPF/503/02** **Loughton Station,
Station Approach** Installation of CCTV Cameras and associated control equipment under canopies on platforms 2 and 3.
London Underground
- The Committee had NO OBJECTION to this application.
- EPF/508/02** **19 Kenilworth Gardens** Single storey side/rear extension.
B Thatcher
- The Committee had NO OBJECTION to this application.
- EPF/512/02** **39 Sparelease Hill** Single storey rear extension with
Mr Kheia glazed dome above.
- The Committee had NO OBJECTION to this application.
- EPF/547/02** **36 Ollards Grove** Formation of loft conversion,
Mr and Mrs M Jones insertion of three rear dormers, one front and one side dormers
- The Committee had NO OBJECTION to this application.
- EPF/554/02** **53 The Crescent** Formation of first floor over
Mr Bedford existing bungalow, and erection of single storey side and rear extensions
- The Committee had NO OBJECTION to this application.
- EPF/567/02** **68 Grosvenor Drive** Two storey side extension.
Mr and Mrs J Dutnall
- The Committee had NO OBJECTION to this application.
- EPF/609/2002** **Chester Road** Proposed new tennis courts and
Davenant Foundation short tennis courts with floodlights
School
- The Committee had NO OBJECTION to this application.
- EPF/603/2002** **4 Wellfields** Two storey side extension for
Mr & Mrs R Lubin garage and granny annexe at 1st floor
- The Committee had NO OBJECTION to this application, providing the property remains as a single family occupation.

EPF/602/2002 **9 Forest View Road** Single storey extension to front
Mr & Mrs Mark Levy elevation – rear swimming pool
extension

The Committee had NO OBJECTION to this application.

EPF/596/2002 **7 Shelley Grove** Two storey side extension
Mr Southgate

The Committee had NO OBJECTION to this application.

EPF/589/2002 **189 Chester Road** Single storey front extension to
Mr & Mrs A Marshall house

The Committee had NO OBJECTION to this application.

EPF/582/2002 **55 Newmans Lane** Two storey side extension (revised
Mr A Mentesh application)

The Committee had NO OBJECTION to this application.

P295 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 22nd April 2002

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 22nd April 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: A T Lee (in the Chair)
 K F Ellis B R Saggars
 M G Sellears M Taylor R J Wilmot

Also in Attendance

Officer: P S Roden (Committee Clerk)

P295 Apologies for Absence

Apologies for absence had been received from Cllr T G Owen.

P296 Confirmation of Minutes

The Minutes of the meeting of 8th April 2002 were AGREED as a correct record and signed by the Chairman.

P297 Matters for Report

P271.1 Enforcement of Planning Control Code of Practice – 107-109 Church Hill.

The Committee NOTED that an Enforcement Notice had been issued in respect of an alleged breach of planning control at the above premises whereby an open sided car port, to be used as a drying bay for motor vehicles, had been erected without planning permission.

P271.2 EPF/467/02 – 96-98 York Hill – Revised proposals for detached garage and conservatory link

The Committee CONSIDERED this application again in the light of further information received from the District Council's planning department and DECIDED to withdraw its previous objection.

P298 Planning Applications

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

EPF/626/02	5 Newnham Close	Conservatory at rear.
	Mr N W Trott	

The Committee had NO OBJECTION to this application.

EPF/629/02	47 High Road	Erection of first floor rear
	Mr A Johnson	extension.

The Committee had NO OBJECTION to this application.

EPF/631/02	The Mother Hubbard Valley Hill Ableform Properties	Redevelopment of the site involving demolition of the public house erection of 37 no. residential flats and associated parking (Revised application).
The Committee reiterated the OBJECTION made to the previous application for the redevelopment of this site. The Committee further OBJECTED to this revised application which it felt would be contrary to Policies DBE9 (i) and DBE10 (i) of the Council's adopted Local Plan by reason of its excessive height in comparison to neighbouring properties and its adverse impact on the street scene. The Committee also OBJECTED to the proposed loss of trees in order to increase car parking space.		
EPF/632/02	62 Colson Road Mr J Pittard	Single storey side and rear extensions.
The Committee had NO OBJECTION to this application.		
EPF/638/02	16 High Beech Road Loughton Masonic Hall Co.	Retention of external emergency staircase.
The Committee had NO OBJECTION to this application as long as the staircase is kept for emergency use only.		
EPF/639/02	21 Pump Hill Mr & Mrs Wasmuth	Single storey front extension.
The Committee had NO OBJECTION to this application.		
EPF/657/02	48 Greensted Road Mr & Mrs Newman	Erection of two storey and single storey rear extensions.
The Committee had NO OBJECTION to this application.		
EPF/658/02	37 Hilltop Mr & Mrs Thompson	Erection of enlarged single storey rear extension.
The Committee had NO OBJECTION to this application.		
EPF/402/02	64 Willingale Road Mr & Mrs Egan	Single storey front and rear extensions and two storey side extensions. (amended plans)
The Committee had NO OBJECTION to this application.		
EPF/2121/01	221-223 High Road Zee & Co	Ground floor rear extension to retail shop, first floor extension and conversion to form 3 self contained flats and replacement shopfront. (amended plans)
The Committee had NO OBJECTION to this application.		
EPF/493/02	1 Goldings Road I Phillips-Hemming	Part one, part two storey side extension. (amended plans)
The Committee had NO OBJECTION to this application.		

P299 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

P300 Justices' Licence:

The following application for a Justices' Licence was NOTED.

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Signed

Date: 7th May 2002.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 7th May 2002 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
K F Ellis A T Lee B R Saggars
M G Sellears R J Wilmot

Also in Attendance

Officer: J F Hall (Planning Committee Clerk)

P301 Apologies for Absence

Apologies for absence had been received from Cllr M E Taylor.

P302 Confirmation of Minutes

The Minutes of the meeting of 22nd April 2002 were AGREED as a correct record and signed by the Chairman.

P303 Matters for Report

303.1 Notice of Appeal – EPF/1483/01 – Algars, Debden Green – Rebuilding of the coach house for use as a games room and ancillary accommodation for Algars – Min. no. P203

The Committee NOTED the above appeal.

303.2 Amended Plans – EPF/347/02 – 30 Roundmead Avenue – Loft conversion, roof extension and insertion of velux window (revised scheme) – Min nos. P244 & P279

The Committee had NO OBJECTION to this revised application.

303.3 Amended Plans – EPF/493/02 – 1 Goldings Road – Part one, part two storey side extension – Min. nos. P287 & P298

The Committee had NO OBJECTION to this amended application.

303.4 Notice of Appeal – 38 Church Lane – EPF/1477/01 – Roof extension – Min. no. P203

The Committee NOTED the above appeal.

P304 Planning Applications

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

EPF/109/02	4 Oakwood Hill	Formation of a dropped kerb for
	Mr C A Brown	vehicular access

The Committee OBJECTED to this application as it appeared from the drawing (which was not to scale) that the crossover would be very close to a pedestrian crossing. The Committee also queried whether 5 metres was an adequate depth in which to park a car.

- EPF/671/02** **10 Albion Park** Conversion of loft space and
Mr G Noakes erection of front and rear dormers
The Committee had NO OBJECTION to this application.
- EPF/689/02** **8 The Fountains** Loft conversion including dormer
Mr N Sandhu extension to roof (revised
application)
The Committee had NO OBJECTION to this application.
- EPF/698/02** **28 Tycehurst Hill** Two storey front and single storey
Mr R M Borley side extension
The Committee had NO OBJECTION to this application.
- EPF/720/02** **89 High Road** Four bedroom detached house
Mr & Mrs S Wood (revised application)
The Committee reiterated its OBJECTIONS to previous applications for a detached house on this site as follows:
The Committee OBJECTED to this application as it was unhappy with the use of land for a turning area for cars which would involve building up the ground. In addition, the Committee doubted whether a useful size house could be contained within the size of the plot. In addition, the Committee felt that the development would cause a cramped appearance and thus represent overdevelopment of the site. The Committee would also regret the loss of parking for the existing house which is on the High Road and very close to a bus stop as it felt that this could result in parking on the road which would obviously be undesirable.
- EPF/738/02** **50 Smarts Lane** Two storey and first floor rear
Mr & Mrs Crispin extension (revised application)
The Committee had NO OBJECTION to this application.
- TRE/EPF/740/02** **3D Homecroft Gardens** TPO/27/93 – Ash: crown reduce
Mr J Molen by 30% and remove overhanging
branches
The Committee had NO OBJECTION to this application.
- EPF/660/02** **36 Valley Hill** Demolition of detached garage and
Mr & Mrs Fautley the erection of a part one, part two
storey side extension with integral
garage
The Committee had NO OBJECTION to this application.
- EPF/701/02** **44 Barncroft Close** Loft conversion and the erection
S J Clare Esq of a front and rear dormer
The Committee had NO OBJECTION to this application.
- EPF/712/02** **Honeysuckle Cottage,** Erection of rear conservatory
Whitakers Way
Mr & Mrs B Dawkins
The Committee had NO OBJECTION to this application.

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| EPF/731/02 | Chigwell Lane Service Station (BP), The Broadway
BP Express Shopping | Consent to operate petrol filling station and shop for twenty-four (24) hours a day |
| The Committee had NO OBJECTION to this application. | | |
| EPF/745/02 | 17 Station Road
Mr & Mrs G I Payne | Demolish side conservatory and rebuild in enlarged form and erection of two storey rear extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/750/02 | 6 The Drive
Mr & Mrs C Williams | Ground and first floor extensions |
| The Committee had NO OBJECTION to this application. | | |
| EPF/785/02 | Epping Forest College, Borders Lane
Epping Forest College | Reinstatement of classroom roof following fire damage |
| The Committee had NO OBJECTION to this application. | | |
| LB/EPF/786/02 | Epping Forest College, Borders Lane
Epping Forest College | Grade II Listed Building application for reinstatement of classroom roof following fire damage |
| The Committee had NO OBJECTION to this application. | | |
| EPF/801/02 | 2 Faircroft Cottages, Whitakers Way
Mr & Mrs Lingfield | Single storey rear extension (amended application) |
| The Committee had NO OBJECTION to this application. | | |
| EPF/827/02 | 1 Ripley View
Mr I Raby | Detached garage and store |
| If this site is in the Green Belt, the Committee OBJECT to the building. | | |

P305 Decisions by Epping Forest District Council

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 27th May 2002.