
LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Monday 2nd June 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: M D Hogan (in the Chair)
L M Ford T G Owen
M E Taylor B R Saggars
M W Wardle R J Wilmot

Also in Attendance:

Councillors: C C Pond

M G Sellears

Officer: J F Hall (Planning Committee Clerk)

P482 Apologies for Absence

No apologies for absence had been received.

P483 Declarations of Interest

Cllr Pond declared personal but non prejudicial interest in items EPF/815/03, EPF/837/03 and EPF/838/03.

P484 Confirmation of Minutes

The Minutes of the meeting of 12th May 2003 were AGREED as a correct record and signed by the Chairman.

P485 Matters for Report

485.1 Epping Forest District Council Planning Protocol – Min. nos. P408 & P416

The Committee NOTED that the District Council had adopted its Planning Protocol and Cllr Hogan took the document home to read.

485.2 EPF/580/03 – 85 Spring Grove – Roof extension with front and rear dormers (revised application) – Min. no. P468

The Committee reiterated its OBJECTION to this revised application as it felt that the planned roof was still excessively bulky.

485.3 Loughton Signing Improvements – Scheme Design Approval – Min. no. P468

A copy of the above scheme design had been received from the District Council's Environmental Services department. The Committee had previously asked the District Council, Sainsbury's and London Transport to try to rationalise the amount of signposts in Old Station Road and Station Approach and although the Committee had NO OBJECTION to the scheme it noted that there has been no change to the scheme following its request.

P486 Planning Applications

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

EPF/788/03 **35 Wellfields** Two storey side/rear with single
M & Mrs Briggs storey rear extensions

The Committee reiterated the OBJECTION it had to the previous application (EPF/2132/01) as it felt that due to its excessive height and bulk the application would still represent overdevelopment of the site contrary to Policies DBE7 and DBE9 of Epping Forest District Council's adopted Local Plan.

EPF/815/03 **Davenant Foundation** Single storey classroom block
Grammar School, Chester
Road
Davenant Foundation School

The Committee had NO OBJECTION to this application.

EPF/820/03 **10 Habgood Road** Part single and part two storey
G Wickey rear extension

The Committee had NO OBJECTION to this application.

EPF/824/03 **107-109 Church Hill** Redevelopment of site by the
Citysports Ltd erection of four x three bedroom
dwelling houses (revised
application)

An application for the redevelopment of this site was granted in September 2002 and building work was begun but is not being carried out in accordance with the approved plans. The revised application shows the change in levels in the centre of the block (which is how the block has already been built) and the Committee felt that the Building Inspector should not have allowed work to continue when it became obvious that the foundations were not in accordance with the plans.

The Committee OBJECTED to the revised application as the change in levels gives the building a monolithic look that makes it more like a block of flats than four houses and therefore does not enhance the street scene, contrary to Policy DBE1 of Epping Forest District Council's adopted Local Plan. The Committee is of the opinion that the building should now be demolished and this revised application refused. Work should then be restarted in accordance with the original plans (EPF/1180/02).

EPF/831/03 **12 Roundmead Close** First floor extension over garage,
Mr & Mrs Anderson two storey side and single storey
rear extensions

The Committee had NO OBJECTION to this application.

EPF/837/03 **21 Staples Road** Single storey rear extension, first
Mr B Higgins floor side extension and
reconstruction of front elevation

The Committee OBJECTED to the application which would cause a loss of amenity to the neighbouring property at 23 Staples Road as it would cause a tunnel effect to the living room of that property contrary to Policy DBE9 (i) of Epping Forest District Council's adopted Local Plan.

The Committee was mindful that this application would go some way towards achieving the restoration of the Victorian frontage of the house, but considered that the front elevation of the former shop should be retained and the fenestration returned to the original. The Conservation Officer could be consulted on the revision to the plan.

CAC/EPF/838 **21 Staples Road** Conservation area consent for
/03 Mr B Higgins demolition of front elevation and
reconstruction, first floor side
extension and single storey rear
extension

The Committee OBJECTED to the demolition of the front elevation of the former shop which is an integral part of the Conservation Area.

EPF/855/03 **4 Hilltop Close** Two storey side and rear
Mr N and Mrs C Agass extension

The Committee had NO OBJECTION to this application.

EPF/860/03 **56 Oakwood Hill** Two storey side extension
Mrs P Wilson (revised application)

The Committee had NO OBJECTION to this application.

EPF/852/03 **31 The Avenue** Single storey rear extension and
Mr & Mrs G D Fuller single storey side extension

The Committee had NO OBJECTION to this application but noted that there will be a living area without natural light or ventilation.

EPF/856/03 **22 Colebrook Gardens** Two storey side extension
Mr J Carroll

The Committee had NO OBJECTION to this application.

EPF/868/03 **Gladleys, Unit 1 Diggins** Installation of new shop front to
Court, 263 High Road café
Mr R Evens

The Committee had NO OBJECTION to this application but noted that the property is now described as a 'café' – it is actually a retail outlet.

- EPF/881/03** **Oaklands School, 8 Albion Hill** Provision of two ancillary classrooms (revised application)
Oaklands School
- The Committee had NO OBJECTION to this application if the extra classrooms are not to be used to increase the amount of pupils attending the school and the District Council applies the same conditions to the grant of application as with the previous application EPF/327/03 in order to protect the amenities of residents of neighbouring properties.
- EPF/888/03** **27 Whitehills Road** Single storey front and side extensions
Mr D Palmer
- The Committee had NO OBJECTION to this application.
- EPF/891/03** **Oak Field House, Debden Road** Detached garage, pool plant housing and pool changing room (revised application)
Mr A Lomas
- The Committee had NO OBJECTION to this application.
- EPF/931/03** **Oak Field House, Debden Road** Boundary fencing front entrance gates and wall
A V Lomas
- This application was brought forward in order that it might be dealt with at the same time as EPF/891/023.
- The Committee OBJECTED to this application as it felt that the height of the walls around the entrance was excessive and the boundary fencing unsympathetic to the countryside.
- EPF/895/03** **22 Avondale Drive** Construction of boundary wall
Mr R Barrett
- The Committee had NO OBJECTION to this application.
- EPF/900/03** **Valley Hill Service Station, Valley Hill** New development to provide 13 no. two bedroom flats and 1 no. one bedroom flat with 16 car parking spaces
Golden Homes Ltd
- The Committee had NO OBJECTION to this application but would like the District Council to apply a Section 278 Highways Agreement to the application in order to help manage traffic and parking on both sides of Valley Hill.
- EPF/901/03** **98 Colebrook Lane** Loft conversion with rear dormer
Mr & Mrs Gilbody
- The Committee had NO OBJECTION to this application.
- EPF/903/03** **73 Greensted Road** Rear conservatory
Mr D J Walker
- The Committee had NO OBJECTION to this application.

- EPF/910/03** **Land at rear of 7 Englands Lane** Outline application for the erection two blocks of flats each containing 5 no. flats
Tower Developments Limited
The Committee had NO OBJECTION to this application.
- EPF/915/03** **The Fox, 2 Church Hill** Refurbishment of public house/restaurant to new restaurant to include replacement of rear courtyard windows and rear escape stairs
Ask Restaurants Limited
The Committee had NO OBJECTION to this application although there was some worry about the extra parking a restaurant may create in Church Hill. The Committee would also like to know what the restaurant is to be called as this building is at the gateway to a Conservation Area and the Committee would like to see the name 'King's Head' incorporated somewhere in its name.
- EPF/909/03** **20 Greensted Road** Single storey and two storey rear extension
Mr B Roberts
The Committee had NO OBJECTION to this application.
- EPF/911/03** **1 West View** Demolish existing and replace with new residential dwelling house with basement parking (revised scheme)
Mr Pirelli
The Committee had NO OBJECTION to this application.
- EPF/921/03** **Land rear of 30 Valley Hill** Erection of one bedroom detached house with parking space
Mr & Mrs Gooden
The Committee OBJECTED to this application which would be contrary to Policy DBE8 of Epping Forest District Council's adopted Local Plan due to the lack of provision of private amenity space.
- EPF/927/03** **70 The Drive** Two storey rear and single storey side extension
Mr & Mrs Rones
The Committee had NO OBJECTION to this application.
- EPF/928/03** **24 Newnham Close** Loft conversion with side and rear dormers
Mr & Mrs L Pollock
The Committee had NO OBJECTION to this application.
- EPF/965/03** **Land between Danbury Road and Roding Gardens** Erection of 34m section of 2.2m high green coloured steel palisade fencing to protect adjacent public open space
Taylor Woodrow Developments Ltd
The Committee had NO OBJECTION to this application.
- EPF/969/03** **28 Brooklyn Avenue** Loft conversion with side/rear dormers
Mr Mrs N Haden
The Committee had NO OBJECTION to this application.

P487 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P488 Applications for the Transfer of Justices' Licences:

P488.1 Safeway Store, 246-250 High Road

P488.2 Pizza Express, 281-283 High Road

P488.3 Last Post, 227 High Road

The Committee NOTED the above applications.

Signed

Date: 16th June 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 16th June 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: M D Hogan (in the Chair)
 L M Ford B R Saggars
 M W Wardle R J Wilmot

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

3 members of the public

P489 Apologies for Absence

Apologies for absence had been received from Cllr Owen.

P490 Declarations of Interest

Cllr Wardle declared a personal but non prejudicial interest in item EPF/595/03 – 34 Upper Park.

P491 Confirmation of Minutes

The Minutes of the meeting of 2nd June were AGREED as a correct record and signed by the Chairman.

P492.1 EPF/595/03 – 34 Upper Park –Single storey rear extension (revised application) – Min. no. P469

The Committee reiterated its previous OBJECTIONS to this application.

P492.2 EPF/969/03 – 28 Brooklyn Avenue – Loft conversion with side/rear dormers (amended plan) – Min. no. P496

The Committee had NO OBJECTION to this application.

P493.3 Loughton Signing Improvements – Min. No. P474

The Committee NOTED a letter from Epping Forest District Council stating that any surplus signs in Station Approach would be removed prior to the completion of the Sainsbury's scheme.

P494.4 LB/EPF/389/03 – Loughton Station, Station Approach – Grade II Listed Building application for the installation of 'sheet beater' matting in front the station entrance – Min. no. P468

The Committee NOTED a message from the District Council regarding its query about the colour and appearance of non slip matting which appeared on the plans for the above application. The non slip matting will be made of 20 mm thick black ribbed rubber set in an aluminium frame.

P495 Planning Applications

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

EPF/935/03	Forest Nursery, Nursery Road O2 Ltd	Retention of existing 22 metre high telecommunications mast for a temporary period, together with associated ground level cabinets and compound
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The Committee OBJECTED to the retention of this mast which has already been in situ for 5 months beyond the original licence period and should now be removed from this unsuitable site.

EPF/936/02	23 The Avenue Mr S Taylor	Erection of first floor side extension and loft conversion with rooms in roof space
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The Committee OBJECTED to this application as it felt that the roof was excessively bulky which would have an adverse visual impact on the street scene contrary to Policies DBE9 and DBE10 of Epping Forest District Council's adopted Local Plan.

EPF/981/03	56 Brooklyn Avenue Mr N Harrison	Construction of rear first floor balcony to approved two storey rear extension
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The Committee OBJECTED to this application as the balcony would overlook the neighbouring garden at No. 58 Brooklyn Avenue, resulting in a loss of amenity to that property contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan.

EPF/854/03	20 The Greens Close Mr & Mrs J P Bird	First floor rear extension over existing roof garden
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The Committee had NO OBJECTION to this application providing the side facing window is fixed and glazed with obscured glass to protect the amenity of the neighbouring property.

EPF/866/03	105-107 High Road Rialto Homes Plc	Demolition of existing buildings and redevelopment to provide 14 two bedroom apartments with parking and amenity space
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The Committee OBJECTED to this application which would be detrimental to the street scene by reason of its height, bulk, scale, form, fenestration and detail contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan. In addition the Committee felt that the plans did not allow for sufficient amenity space for the residents contrary to Policy DBE8 of Epping Forest District Council's adopted Local Plan.

EPF/867/03 **105-107 High Road**
Rialto Homes Plc Demolition of existing buildings and redevelopment to provide 14 two bedroom apartments with parking and amenity space (duplicate application)

The Committee OBJECTED to this application which would be detrimental to the street scene by reason of its height, bulk, scale, form, fenestration and detail contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan. In addition the Committee felt that the plans did not allow for sufficient amenity space for the residents contrary to Policy DBE8 of Epping Forest District Council's adopted Local Plan.

EPF/986/03 **78 Queens Road**
Mr & Mrs Scott Two storey side and front extensions and single storey rear extension

The Committee had NO OBJECTION to this application.

A/EPF/988/03 **Loughton Station, Station Approach**
London Underground Ltd Erection of 4.30 metre internally illuminated pole-mounted freestanding "Underground" sign

The Committee OBJECTED to yet another sign in this location, which is unnecessary and would be detrimental to the station building which is Grade II listed.

EPF/989/03 **25 Hillcrest Road**
Mr & Mrs D Pollock Erection of single storey front extensions, two storey rear extension and roof alterations (amended application)

The Committee had NO OBJECTION to this application.

EPF/995/03 **18 Champions**
I Davies Erection of first floor front extension (revised application)

The Committee had NO OBJECTION to this application.

EPF/996/03 **18 Priory Road**
Mr & Mrs Armatage Part single and part two storey rear extension

The Committee had NO OBJECTION to this application.

EPF/1011/02 **24 Honeycroft**
Mrs J Winter Front ground floor extension

The Committee had NO OBJECTION to this application.

EPF/1025/03 **50 Colebrook Lane**
G Mallory Two storey rear extension

The Committee had NO OBJECTION to this application.

EPF/1056/03 **4 Highview Close**
Mrs Bachra Erection of two storey side and front extensions

The Committee had NO OBJECTION to this application.

P496 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 30th June 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 30th June 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
 L M Ford T G Owen
 B R Sagers M E Taylor

Also in Attendance:

Officer: W H Gilbert (Assistant Town Clerk)

6 members of the public

P497 Apologies for Absence

Apologies for absence had been received from Cllrs Wardle and Hogan.

P498 Declarations of Interest

No Declarations of Interest were made.

P499 Confirmation of Minutes

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

P500 Matters for Report

P500.1 Appeal Decision – A/EPF/852/02 – 128 Church Hill – projecting illuminated box sign – Min. no. P247.

The Committee NOTED that the above appeal had been dismissed.

P500.2 Appeal Decision – EPF/1578/02 – 39 High Beech Road – alterations to roof including rear dormer – Min. no. P432.

The Committee NOTED that the above appeal had been dismissed

P500.3 Appeal Decision – EPF/2326/02 – Junction of Rectory Lane and Church Hill – erection of a 15 metre ultra slim grey monopole and associated equipment cabinets painted holly green - Min. no. P242.

The Committee NOTED that the above appeal had been dismissed

P500.4 EPF/936/03 – 23 The Avenue – Erection of first floor side extension and loft conversion with rooms in roof space (amended plans) – Min. no. P495.

A member of the public with an interest in this application was present and had arranged to speak.

The amended plans did not appear to be significantly different to the previous plans except for the extra add on corner which would only serve to make the roof even bulkier. The Committee therefore reiterated its previous OBJECTION to the application.

P500.5 EPF/837/03 – 21 Staples Road – Single storey rear extension, first floor side extension and reconstruction of front elevation (amended plans) – Min. no. P486.

The Committee reiterated its previous OBJECTIONS to this application.

P500.6 Orange PCS: Proposed Telecommunications installation at A104 Robin Hood Island, near Loughton

The Committee was uncertain as to the exact location of this proposed installation and require clarification in order to make an informed decision. However, on Health and Safety grounds, the Committee was concerned that the installation would be very near to the Public House located at that junction.

P500.7 EPF/931/03 – Oak Field House, Debden Road – Boundary fencing front entrance gates and wall. Min no. P486

The Committee considered this application again at the request of Epping Forest District Council's Planning Officer Chris Embling. The Committee reiterated its previous OBJECTION to the height of the walls at the entrance to the site but had NO OBJECTION to the timber fencing around the site although it would like to see the proposed hedge planted on the pathway side of the fence rather than inside the fence.

P501 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward item EPF/1122/03 – 19 Colebrook Gardens – as a resident of 18 Colebrook Gardens was present and had arranged to speak.

EPF/1122/03	19 Colebrook Gardens	Conversion of integral garage into study and construction of driveway to provide two vehicle parking spaces
	Mr M Evans	

A member of the public addressed the meeting and it was NOTED that there was a discrepancy in the submitted plans in that they did not accurately represent No. 18 Colebrook Gardens.

The Committee OBJECTED to the application as it felt that the new proposed parking space adjacent to No. 18 Colebrook Gardens would result in a loss of amenity and overlooking and have an adverse visual impact on the residents of No. 18 Colebrook Gardens contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan. The Committee suggested that if the application is granted, then the grant of application should require that a landscaping scheme be put in place from the entrance of the new study to the pier entrance in order to ensure that the second car can only be parked near the entrance to the driveway and not in front of the window of 18 Colebrook Gardens.

EPF/999/03	Epping Forest College, Borders Lane	Erection of new covered building for teaching and siting of a temporary portacabin
	Epping Forest College	

The Committee had NO OBJECTION to the new building but did OBJECT to the portacabin, the location of which was unclear from the plans. It was noted that some work had already begun on the building and the Committee objected to the retrospective nature of the application.

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| A/EPF/1002
/03 | 130 Church Hill
Mr M Harvey | Illuminated and non-illuminated shop style fascia and non-illuminated 'oval' sign |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1021/03 | 155 Grosvenor Drive
Mr King | Loft extension with rear dormer window |
| The Committee OBJECTED to this application which by reason of its visual impact would result in a loss of amenity to neighbouring properties contrary to Policy DBE9 (i) of Epping Forest District Council's adopted Local Plan. The Committee also OBJECTED to the unbalancing effect which the dormer would have on the pair of houses. | | |
| EPF/1023/03 | 19 Albion Hill
Mr L Cummings | Two storey rear extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1030/03 | 51 Oakwood Hill
Mr C Tayler | Loft extension with rear dormer |
| Cllr Owen declared a personal but non prejudicial interest in this item.
The Committee had NO OBJECTION to this application. | | |
| EPF/1033/03 | 65 Parkmead
Mr & Mrs Sequien | Single storey front/porch extension with pitched roof |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1035/03 | 62 Spring Grove
Mr & Mrs B Chapman | Demolition of adjoining garage and the erection of two storey side extension; new basement store with new conservatory above at rear |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1045/03 | Oak Tree Cottage, 31 Goldings Hill
Mr A Ibrahim | Single storey front extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1060/03 | 43 Forest Road
Ms S Walker | Erection of two storey side, front porch extensions and loft conversion with rear dormer |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1065/03 | 71 Goldings Road
R G Taylor | Erection of rear conservatory |
| The Committee had NO OBJECTION to this application. | | |

- EPF/1087/03** **19 High Road** Erection of rear conservatory
Mr Rattan
The Committee had NO OBJECTION to this application.
- EPF/1099/03** **92 Church Hill** New dormer windows to front
Mr & Mrs Squibb and rear and new gable window
The Committee had NO OBJECTION to this application.
- EPF/1102/03** **Homefield, Carroll Hill** Ground and first floor side
Mr & Mrs Pandelis extensions
The Committee had NO OBJECTION to this application.
- EPF/1101/03** **23 Church Hill** Construction of new roof to form
Mr R Anderson rooms in roof space with
front/rear dormer windows in
order to convert bungalow into
house, and two storey front
extension
The Committee had NO OBJECTION to this application.
- EPF/1100/03** **11 Pyrles Lane** Two storey side extension, new
Mrs R Reeves front porch and rear conservatory
The Committee had NO OBJECTION to this application.
- A/EPF/1114/
03** **213-215 High Road** New shop sign and projecting
Mackays Stores Ltd sign with trough lighting
The Committee had NO OBJECTION to this application.
- EPF/1115/03** **213-215 High Road** Replacement of existing
Mackays Stores Ltd shopfront with new single door
shopfront
The Committee had NO OBJECTION to this application.
- APF/1130/03** **7 Connaught Hill** First floor extension and single
Mr & Mrs P E Moody ground floor extension
The Committee had NO OBJECTION to this application.
- EPF/1134/03** **97 Tycehurst Hill** Loft conversion with front
Mr S Kaye dormers and rear velux windows
The Committee had NO OBJECTION to this application.
- EPF/1135/03** **50 High Road** Retention of brick piers and
Grocola Plc proposed timber gates and fence
to Upper Park road
The Committee had NO OBJECTION to this application.

EPF/1141/03 **Warren Hall Flat 5 Manor** Proposed balcony
Road
Mr K Wild

The Committee had NO OBJECTION to this application.

P502 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P503 Justices' Licence:

The Committee NOTED the following application for Transfer of Licence:
Sainsbury's Supermarkets Ltd, Old Station Road.

Signed

Date: 14th July 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 14th July 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
L M Ford B R Saggars M W Wardle

Also in Attendance:

Officer: Joan Hall (Planning Committee Clerk)

Councillor: M G Sellears

1 member of the public

P504 Apologies for Absence

Apologies for absence had been received from Cllrs Hogan, Taylor & Wilmot.

P505 Declarations of Interest

No Declarations of Interest were made.

P506 Confirmation of Minutes

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

P507 Matters for Report

P507.1 EPF/1135/02 – 50 High Road – Retention of brick piers and proposed timber gates and fence to Upper Park Road – Min. no. P501

Cllr Wardle had received a telephone call from a member of the public who was unhappy with this application. The Committee looked at the plans again and had NO OBJECTION to the application.

P507.2 EPF/999/03 – Epping Forest College, Borders Lane – Erection of new covered building for teaching, siting of a temporary portacabin, and open lean-to addition onto ex school house to be used as a training centre (amended plan and description) – Min. No. P501

The Committee considered this application again and OBJECTED to the siting of the portacabin which it felt should be sited elsewhere on the site well away from residents' back gardens.

The Committee also felt that the operation taking place in the ex school house should cease as there does not appear to have been an application for a change of use.

P507.3 EPF/900/03 – Valley Hill Service Station, Valley Hill – New development to provide 13 no. two bedroom flats and 1 no. one bedroom flat with 16 car parking spaces – (amended plans) – Min. No. P486

The Committee had NO OBJECTION to this application.

P507.4 EPF/333/03 – PFE International Limited (new site), Langston Road – erection of office building (Class B1 use) (amended plans) – Min. no. P456

The Committee had NO OBJECTION to this application.

P507.5 EPF/866/03 – 105-107 High Road – Demolition of existing buildings and redevelopment to provide 14 no. two bedroom apartments, together with parking/garaging facilities and ancillary amenity space and landscaping (amended plans) – Min. No. P495

The Committee reiterated its previous OBJECTIONS to this application.

P508 Tree Preservation Order – TPO/EPF/11/03 – Land to the rear of 7 Englands Lane

The Committee NOTED the above Tree Preservation Order.

P509 Future Developments in Epping Forest District:

- **Harlow Options Study (Draft Final Report)**
- **Epping Forest Draft Developments Strategy 2021**

The Committee had read the documents and had the following comments to make:

a) It does make sense for development to be focused at North Weald as most places elsewhere are at or close to their development limits.

b) The loss of Green Belt land is avoidable. Most of the key elements of development options based on the Transport and Regeneration Led Corridors pattern would only be necessary if the Government planned to greatly increase capacity at Stansted Airport. Although the Committee accept the need for more airport capacity, rather than any expansion at Stansted, a new airport should be built in the north-east of England where there is a shortage of jobs, plenty of capacity for development and a lack of airports. The south-east of England is already badly overdeveloped and almost at saturation point. The Government should now look at the north-east for future growth and ignore the south-east.

c) Regarding the release of small edge of town sites, Willingale Road Allotments must not be considered for housing. This land should be in the ownership of Loughton Town Council and allotment land should not be built on.

P510 Planning Applications

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

EPF/1027/03	Roding House, Oakwood House and Gate House 5 Oakwood Hill Industrial Estate Oakwood Hill University of Essex	Change of use from B1 use to D1 for use by the University of Essex, East 15 Acting School, for the storage and manufacture of theatre scenery, props and costumes on ground floor and education of students on first floor
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The Committee had NO OBJECTION to this application.

EPF/1044/03	7 Colson Road Mr Harding	Erection of new garage and garden store
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The Committee had NO OBJECTION to this application.

TRE/EPF/ 1070/03	8 Wallers Hoppet Mr S Raftopoulos	TRE/EPF/91: Birch – fell. Yew – remove one low limb
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The Committee had NO OBJECTION to this application if the District Council's Arboricultural Officer thinks it necessary.

- EPF/1202/03** **8 Borders Lane** Single storey rear extension
Mr & Mrs Frame
Cllr Ford declared a personal and prejudicial interest in this application and left the meeting for the duration of the discussion thereon.
The Committee **OBJECTED** to the application which by reason of its depth would have an adverse visual impact on adjacent properties contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan.
- EPF/1209/03** **10 Valley Hill** Two storey side extension
Ms A Cooper
The Committee had **NO OBJECTION** to this application.
- EPF/1217/03** **26 Chequers Road** Two storey side extension
Mr & Mrs Jones
The Committee had **NO OBJECTION** to this application.
- EPF/1224/03** **26 Station Road** Two storey side extension
Mrs D Papamichael
The Committee had **NO OBJECTION** to this application.
- EPF/1238/03** **233 High Road** Alterations to existing shopfront
Risk Free Retail and pilasters
The Committee had **NO OBJECTION** to this application.
- A/EPF/1239** **233 High Road** Internally illuminated fascia shop
/03 Risk Free Retail sign and sign projecting sign
The Committee had **NO OBJECTION** to this application.
- EPF/1251/03** **117 Smarts Lane** Change of use from garage to
Mr Taylor accommodation with front bay
window
The Committee had **NO OBJECTION** to this application.
- EPF/1266/03** **18 South View Road** Single storey rear extension
Ms V Jones
The Committee **OBJECTED** to this application which by reason of its excessive depth would have an adverse visual impact on and result in a loss of amenity to adjacent properties contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan.

P511 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were **NOTED**.

P512 Justices' Licences:

The Committee **NOTED** the following applications for Transfer of Licence:
Sainsbury's Supermarkets Ltd, Old Station Road.
Safeway Store, 246-250 High Road.

Signed

Date: 28th July 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 28th July 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: Cllr R J Wilmot (in the Chair)
 Cllr L M Ford Cllr T G Owen Cllr B R Saggars
 Cllr M E Taylor Cllr M W Wardle

Also in Attendance:

Officer: Wendy Gilbert (Assistant Town Clerk)

P513 Apologies for Absence

Apologies for absence had been received from Cllr Hogan.

P514 Declarations of Interest

No Declarations of Interest were made.

P515 Confirmation of Minutes

The Minutes of the meeting of 14th July were AGREED as a correct record and signed by the Chairman.

P516 Matters for Report

P516.1 Appeal Hearing – EPF/1622/03 – Land to rear of Diggins Court & Vanryne House, High Road – Erection of three storey office block (parking at ground floor level) with associated vehicular access and landscaping – Min. nos. P359, P455.4, P479.2 & P485

The Committee NOTED the time and date of the appeal hearing which Cllr Wardle will attend on behalf of the Town Council.

P516.2 Enforcement of Planning Control Code of Practice – 107/109 Church Hill – Redevelopment of site by the erection of four x three bedroom dwellinghouses – Min. nos. P332 & P486

The Committee NOTED the above Enforcement Notice.

P516.3 EPF/455/03 – Eton House, 58 Station Road – Redevelopment of site replacing existing building with residential development for 8 x 2 bedroom flats (revised application)

The Committee had NO OBJECTION to this revised application.

P517 Planning Applications

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

EPF/1203/03	38 Stanmore Way Mr & Mrs Stevens	Erection of part single and part two storey rear and first floor front extensions and construction of side dormer window in roof space
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The Committee had NO OBJECTION to this application.

TRE/EPF/1248/03 **1 Stanmore Way**
Mr & Mrs Church TPO/EPF/4/79: Horse Chestnut –
reduce by up to 1m and thin by
up to 10%

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

EPF/1262/03 **9 Newnham Close**
Mr A Tyas Open wooden front porch and
single storey wooden car port

The Committee had NO OBJECTION to this application.

EPF/1292/03 **157 Grosvenor Drive**
Mr C Gold Two storey side extension

The Committee had NO OBJECTION to this application.

EPF/1303/03 **42 Pyrles Lane**
Mr D Ross Application for change of use
from laundry to A2 use as a
betting shop

The Committee OBJECTED to this application as it felt that it would represent the loss of a retail outlet and a valuable service to the local community.

EPF/1304/03 **1 Connaught Hill**
Mr A Goodman Erection of rear conservatory

The Committee had NO OBJECTION to this application.

EPF/1305/03 **37 Alderton Way**
Mr & Mrs Jani Erection of single storey rear
extension – revision to previous
approval reference EPF/1806/02

The Committee had NO OBJECTION to this application.

EPF/1306/03 **Lindens, 9 Broadstrood**
Mr & Mrs B Bishop Erection of rear conservatory

The Committee had NO OBJECTION to this application.

TRE/EPPF/1311/03 **8 Wellfields**
Mr & Mrs S Larn TPO/EPF/14/83: Cedar – minor
reduction (max. 15%), rebalance
crown

The Committee had NO OBJECTION to this application as long as the work is done with the guidance of the District Council's Tree Officer.

EPF/1315/03 **2 The Fountains**
Mr F Cohen Loft conversion with the erection
of three rear facing dormer
windows

The Committee had NO OBJECTION to this application.

EPF/1316/03 **52 Southern Drive**
Mr & Mrs S Mills Two storey side and single storey
rear extension (revised
application)

The Committee had NO OBJECTION to this application.

EPF/1323/03 **Warren Hall, Flat 5 Manor Road** Installation of three glazed roof panels to second floor bay
K Wild

The Committee had NO OBJECTION to this application.

EPF/1346/03 **38 Church Lane** First floor rear extension (minor amendment to previously approved application EPF/467/01)
Mr J S Dhanoa

The Committee had NO OBJECTION to this application.

EPF/1356/03 **88 Church Hill** Single storey rear extension
Mr & Mrs J Hocking

The Committee had NO OBJECTION to this application.

EPF/1357/03 **9 Marjorams Avenue** Loft conversion with side and rear dormer windows
Mr & Mrs P Nichols

The Committee had NO OBJECTION to this application.

A/EPF/1365/03 **Former Kings Head PH, 2 Church Hill** Internally illuminated fascia and menu box signs and externally illuminated projecting sign
Zizzi Restaurant

The Committee had NO OBJECTION to this application but would like the name 'King's Head' incorporated into the name of the restaurant as this building is at the gateway to a Conservation Area.

CLD/EPF/1366/03 **67 Tycehurst Hill** Certificate of lawfulness for proposed two storey rear extension
Mr K O'Connor

The Committee NOTED this application.

EPF/1377/03 **187 Englands Lane** Two storey side extension, single storey front extension (revised application)
Mr G Tweedie

The Committee had NO OBJECTION to this application.

EPF/1385/03 **Land at Sports Ground, Langston Road** Outline application for B1, B2 and B8 uses at site
Essex County Council

The Committee had NO OBJECTION to this application.

P518 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 18th August 2003

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Monday 18th August 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: Cllr M D Hogan (in the Chair)
Cllr L M Ford Cllr T G Owen Cllr B R Saggars
Cllr M W Wardle

Also in Attendance:

Councillors: A Lee

C C Pond

M Sellears

Officers: L R Fuller (Town Clerk) (until Min. no. P524)

J F Hall (Planning Committee Clerk)

P519 Apologies for Absence

Apologies for absence had been received from Cllr Wilmot.

P520 Declarations of Interest

No Declarations of Interest were made.

P521 Confirmation of Minutes

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

P522 Matters for Report

The Chairman proposed that Agenda items 4.2 and 7 should be taken next and this was AGREED.

P522.1 – EPF/1135/03 – 50 High Road – Retention of brick piers – amended description and plans – Min no. P501

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

The Committee had not previously objected to this application as it was thought that the brick piers had been part of the original building on the site. However, having heard that the piers had been newly built the Committee OBJECTED to their retention as it considered the piers to be excessive in height and if permission is to be granted the piers should be reduced in height to no more than 1 metre.

P523 Community Gain from Planning Applications

The Committee discussed the possibility of influencing potential planning applications at an early stage, and of achieving community gain from major developments. It was agreed that although potentially beneficial, there were dangers, and it was important that the Planning Committee always retained its independence. The comments made would be used to draw up a formal policy on the subject.

P524 Matters for Report**P524.1 Orange PCS: Proposed Telecommunications installation at A104 Robin Hood Island, near Loughton – Min. no. P500.6**

The Committee considered this application and had NO OBJECTION to the proposal.

P524.2 Appeal Decision – TRE/EPF/129/02 – Birnam Lodge, Nursery Road – TPO/7/79 – Oak tree: fell – Min. nos. P269 & P384.4

The Committee NOTED that the above appeal had been allowed.

P524.3 EPF/1130/03 – 7 Connaught Hill – First floor extension and single ground floor extension – Min. no. P501

The Committee considered this application again and had NO OBJECTION to the proposal.

P524.4 Appeal Decision – EPF/1756/02 – 2 Church Close – 3 storey house attached to no. 2 Church Close – Min. nos. P373 & P384.1

The Committee NOTED that the above appeal had been allowed.

P524.5 Appeal Decisions – EPF/805/02 – 43 York Hill - Two storey side extension, conservatory, alteration to front garden including new vehicular access and parking & CAC/EPF/865/02 – 43 York Hill – Conservation area consent for demolition of timber outbuildings - Min. Nos. P312 & P467.3

The Committee NOTED that the above appeals had been dismissed.

P524.6 “Shaping the Future” Consultation: Essex and Southend on Sea Replacement Structure Plan Review – Min. nos. P349, P447.2 & P455.1

Cllr Hogan took the reports home to read.

P524.7 EPF/866/03 – 105-107 High Road – Demolition of existing buildings and redevelopment to provide 14 no. two bedroom apartments, together with parking/garaging facilities and ancillary amenity space and landscaping – amended plans – Min. nos. P495 & P507

The Committee reiterated its previous OBJECTIONS to this application and in addition it would regret the loss of tourist accommodation in Loughton.

P525 Street Naming and Numbering: Redevelopment of The Mother Hubbard Public House, Valley Hill – Min nos. P274, P298 & P456

Cllr Pond told the Committee that Sarah Martin, who wrote the nursery rhyme Old Mother Hubbard, was buried in St Nicholas Churchyard in Rectory Lane and that was thought to be the reason why the Public House on this site had been so named. The Committee was keen that the name for this development should have some connection with Loughton and DECIDED that Hubbard Court would therefore be the most suitable option.

P526 Annual Public Entertainment Licence – The Holly Bush Public House, 140 High Road

The Committee AGREED to ratify the decision to oppose the granting of this licence and to add a further comment regarding the noise nuisance likely to be caused to local residents should this application be granted.

Cllrs Lee & Pond left the meeting

P527 Planning Applications

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

EPF/1372/03 **45A The Crescent** Railings and gates with brick
Knok P So piers to front of property

The Committee OBJECTED to this application due to the excessive height of the proposed railings which would be detrimental to the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.

Cllr Sellears left the meeting.

EPF/13756/03 **39 Colebrook Lane** Erection of rear conservatory
Mrs S Dyke

The Committee had NO OBJECTION to this application.

EPF/1406/03 **4 Brooklyn Avenue** Single storey rear extension
M L Bush & J D Wijesuriya

The Committee had NO OBJECTION to this application.

EPF/1293/03 **20 Etheridge Road** Two storey side extension
Mr P Smith

The Committee had NO OBJECTION to this application.

EPF/1379/03 **5 Campions** First floor rear extension, loft
Mr & Mrs Ajjoltoio conversion with dormers to front
and side

The Committee had NO OBJECTION to this application.

EPF/1383/03 **137 Roding Road** Loft conversion with roof
Mr & Mrs Pyne extension and construction of rear
dormer (revision to EPF/1309/02
with repositioning and
modification of dormer)

The Committee reiterated the OBJECTIONS it had to the previous application in that the proposed roof line would have a detrimental effect on the whole terrace contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.

TEL/EPF/1435/ **Crown House, 151 High** Telecommunications installation
03 **Road** of 6 no. antenna and 1 no. dish
Vodafone and associated equipment cabin
on roof level alongside existing
plant room

The Committee felt unable to make a comment on this application without seeing the complete drawing showing the style and height of the proposed installations in relation to the building.

- EPF/1458/03** **Epping Forest College,
Borders Lane** Erection of 2 no. temporary
Epping Forest College buildings to form classrooms
- The Committee had NO OBJECTION to this application providing the permission is for a three year period only and the buildings are well screened.
- EPF/1459/03** **51 Colebrook Lane** Two storey side extension
F Hogan
- The Committee had NO OBJECTION to this application.
- EPF/1463/03** **8 Brooklyn Avenue** Single storey front, side and rear
M McAlinden extensions
- The Committee had NO OBJECTION to this application.
- EPF/1472/03** **Land rear of 8 Connaught
Avenue** Erection of two storey detached
Mr H Musaphia house (revised application)
- The Committee had NO OBJECTION to this application.
- EPF/696/03** **168 Willingale Road** Single storey rear extension
Mr K J Nicholls
- The Committee had NO OBJECTION to this application.
- EPF/1392/03** **14 Kirby Close** Conversion of dwelling to 2 no. 1
Mr P Spain bedroom flats
- The Committee had NO OBJECTION to this application.
- EPF/1439/03** **32 Tycehurst Hill** Loft conversion with side dormer
R & L Evans window, removal of 2 hip roofs
and construction of 2 new gables
- The Committee OBJECTED to this application due to its excessive height and bulk which would result in an adverse visual impact on neighbouring properties contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan and would be detrimental in the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.
- CLD/EPF/
1490/03** **67 Tycehurst Hill** Certificate of lawfulness for
Mr K O'Connor installation of windows to
existing building west elevation
- The Committee NOTED this application.
- CLD/EPF/
1491/03** **67 Tycehurst Hill** Certificate of lawfulness for two
Mr K O'Connor storey rear extension
- The Committee NOTED this application but was at a loss to understand the nature of the proposed extension which appeared to be little more than a two storey corridor and as such totally illogical.

CLD/EPF/1492/03 **67 Tycehurst Hill** Certificate of lawfulness for two storey rear extension
 Mr K O'Connor
 The Committee NOTED this application but was at a loss to understand the nature of the proposed extension which appeared to be little more than a two storey corridor and as such totally illogical.

EPF/1494/03 **258 High Road** Mansard roof extension of existing offices
 Galliard Homes
 The Committee OBJECTED to this application as not enough provision has been made for parking for the extra staff to be accommodated in the extended building.

P528 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P529 Accounts for Payment

The following accounts for payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
1831	EFDC	Annual Grounds Maintenance (replacement cheque)	16,871.75	113,281.79
1832	Orion Media Marketing Ltd	Stationery	8.57	57.55
1833	Mrs S Harper	Travelling expenses		48.56
1834	Zurich Insurance Co	Local Council Advisory Service Annual Subscription	23.63	158.63
1835	Leslie Hall	Gravedigging Services/Supplies		340.00
1836	Arwin Services	Cleaning Buck Crt, Kingsley Hall	109.38	734.38
1837	Whizzywig	Newsletter Design	82.69	555.19
1838	Select Business Equipment	Photocopying Charges	20.62	138.43
1839	Acumen Wages Service	Payroll (July)	2.54	17.04
1840	Essex County Council	Occupational Health		14.00
1841	HSE Books	Publication		5.95
1842	Able Glaze UK	Comm Centre, RVRec Changing Rms Building Maintenance	235.55	1,581.55
1843	Recreational Supply Service	Playground Repairs	265.13	1,780.13
1844	AtoZ Supplies	Stationery	5.66	38.00
1845	Royal Mail	Door to door		592.71
1846	Royal Mail	Postage		250.00
1847	DBJ (Woodford) Ltd	Kingsley Hall Equipment Maintenance	8.94	60.00
1848	RBS Software Solutions	Year end accounts 2002/03	175.00	1,175.00

1849	East of England Regional Assembly	Annual Subscription	16.63	111.63
1850	TBS Hygiene	Felstead Rd – Refuse	8.57	57.57
1851	Essex County Council	Willingale Rd Playing Fields Grounds Maintenance	42.29	283.96
1852	Epping Forest District Council	Kingsley Hall – Refuse Cemetery – Refuse	47.38	318.23
dd	Compuserve	July		17.73
TRF	No. 2 Account	Reimburse Imprest		10,575.95

Signed

Date: 8th September 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 8th September 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: Cllr M D Hogan (in the Chair)
 Cllr L M Ford Cllr T G Owen Cllr B R Saggars
 Cllr M E Taylor (from Min. no. P533) Cllr M W Wardle
 Cllr R J Wilmot

Also in Attendance:

Officers: P Roden (Committee Clerk)

P530 Apologies for Absence

No apologies for absence had been received.

P531 Declarations of Interest

No Declarations of Interest were made.

P532 Confirmation of Minutes

The Minutes of the meeting of 18th August 2003 were AGREED as a correct record and signed by the Chairman.

P533 Matters for Report

P533.1 TEL/EPF/1546/03 – Epping New Road/Earls Path – Telecommunications installation of a 10 metre mast and associated ground level equipment – Min. nos. P500.6 & P524.1

The Committee had NO OBJECTION to this application.

P533.2 Notice of Appeal – EPF/824/03 – 107/109 Church Hill – Redevelopment of the site by the erection of four x three bedroom dwelling houses – Min. no. P486

Cllr Wardle had prepared a draft response outlining the Committee's objection to the planning application and its support for the issuing of an Enforcement Notice. The Committee agreed the response and asked the Clerk to pass it on to the Secretary of State.

P533.3 EPF/1224/03 – 26 Station Road – Two storey side extension – amended plan Min. no. P510

The Committee had NO OBJECTION to this application.

P533.4 Enforcement Notice – Golden Lion Public House, Borders Lane – Unauthorised car wash

The Committee NOTED the above Enforcement Notice.

P534 Community Gain from Planning Applications

The Committee AGREED the formal policy and confirmed that it should be referred to the next meeting of the Council with the recommendation that it be adopted as Council policy.

P535 Planning Applications

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

EPF/1518/03 **Burton Road Garage Site,
Burton Road** Retention of two portakabins
Vinci Park UK Ltd without compliance with
conditions 1 & 4 attached to
planning permission EPF/2419/02

The Committee OBJECTED to this application and felt that Vinci Park UK should continue to comply with conditions 1 & 4 of the planning permission.

EPF/1521/03 **75 Tycehurst Hill** Demolition of existing bungalow
Mr & Mrs P Seels and erection of replacement 5
bedroom detached house

The Committee had NO OBJECTION to this application.

EPF/1534/03 **106 & 108 High Road** Installation of ramp and change
Nationwide Building Society of entrance door

The Committee had NO OBJECTION to this application.

EPF/1552/03 **89 Burney Drive** Two storey side extension
Mr & Mrs Haynes

The Committee had NO OBJECTION to this application.

EPF/1555/03 **155 Grosvenor Drive** Loft conversion with rear dormer
Mr King window (revised application)

The Committee had NO OBJECTION to this application.

EPF/1569/03 **6 Newnham Close** Two storey side and single storey
Mr & Mrs D Kibblewhite front extensions

The Committee had NO OBJECTION to this application.

EPF/1542/03 **6 Borders Lane** Single storey rear extension and
Mr & Mrs M Pisanu conversion of dwelling to 2 no.
two bedroom flats

Cllr Hogan declared a personal but non prejudicial interest in this application. The Committee OBJECTED to this application which it felt would be out of keeping with the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan, and which would cause a loss of amenity to neighbouring properties by reason of its visual impact contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan.

EPF/1581/03 **84 Englands Lane** Erection of single storey side and
Mr P Cockram rear extension

The Committee had NO OBJECTION to this application.

EPF/1519/03 **98 Colebrook Lane** Loft conversion with 2 no. rear
Mr & Mrs Gilbody dormers (revised application)

The Committee had NO OBJECTION to this application.

EPF/1547/03

56 Brooklyn Avenue
Mr N Harrison

Revision of window to inward opening French door to approved rear extension (revised application)

The Committee had NO OBJECTION to this application.

P536 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P537 Betting Office Licence

P537.1 Application for a new Betting Office Licence:

42 Pyrles Lane

The Committee NOTED the above application for a betting office licence.

The Committee regretted the loss of this retail outlet and would prefer to see the premises continue to be used as a retail outlet which would benefit other retailers already in existence in this small row of shops.

Signed

Date: 22nd September 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 22nd September 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
L M Ford T G Owen B R Saggars
M W Wardle

Also in Attendance:

Officer: J F Hall (Committee Clerk)

P538 Apologies for Absence

Apologies for absence had been received from Cllr Hogan.

P539 Declarations of Interest

Cllr Ford declared a personal and prejudicial interest in applications EPF/1542/03 & EPF/1202/03 and left the room whilst these items were discussed. Cllr Owen declared a personal but non prejudicial interest in application EPF/1649/03.

P540 Confirmation of Minutes

The Minutes of the meeting of 8th September 2003 were AGREED as a correct record and signed by the Chairman.

P541 Matters for Report

P541.1 Annual Public Entertainment Licence – The Holly Bush Public House, 140 High Road – Min. no. P526

The Committee NOTED the time and date of the Licensing Panel but did not wish to be represented at the meeting.

P541.2 EPF/1542/03 – 6 Borders Lane – Single storey rear extension and conversion of dwelling to 2 no. two bedroom flats – Amended plans – Min. no. P535

The Committee had NO OBJECTION to the amended plans but felt that in order to avoid overlooking to neighbouring properties it would be better if half the stair risers and part of the balcony were to have solid screening.

P541.3 EPF/1202/03 – 8 Borders Lane – Single storey rear extension – Amended plan – Min. no. P510

The Committee had NO OBJECTION to this application.

P541.4 Notice of Appeal – EPF/735/03 – Dymps, 6C Valley Hill – Variation of Condition 3 to planning permission EPF/2155/012 to allow extended opening hours – Min. no. P480

The Committee NOTED the above appeal.

P541.5 Notice of Appeal – EPF/935/03 – Forest Nursery, Nursery Road – Retention of existing 22 metre high telecommunications mast for a temporary period, together with associated ground level cabinets and compound – Min. no. P495

The Committee NOTED the above appeal.

P542 Planning Applications

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

TRE/EPF/1298 /03 **27 The Drive** TPO/EPF/1298/03: Eucalyptus –
Mrs Barker fell

The Committee had NO OBJECTION to this application if the District Council's Arboricultural Officer advises that felling is necessary.

CLD/EPF/1624 /03 **67 Tycehurst Hill** Certificate of lawfulness for
Mr K O'Connor proposed two storey rear
extension

The Committee NOTED this application.

EPF/1627/03 **Rear of 27/29 Staples** New detached dwelling fronting
Road, fronting The The Drive
Drive
Earnsdale Properties
Ltd

The Committee had NO OBJECTION to this application but noted that the site is in a Conservation Area although no Conservation Area consent appears to have been sought.

EPF/1645/03 **43 Forest Road** Two storey rear extension front
Ms S Walker porch, loft conversion with rear
dormer (revised application)

The Committee had NO OBJECTION to this application.

EPF/1649/03 **18 Lower Park Road** Two storey side extension
Mr F G Drew

The Committee OBJECTED to this application as the extension would result in a loss of daylight and sunlight to the neighbouring property, No. 20 Lower Park Road, contrary to Policy DBE9 (iii) of Epping Forest District Council's adopted Local Plan.

TRE/EPF/1684 /03 **Oaklands School, 8** TPO/20/89: Horse chestnut:
Albion Hill removal of overhanging branches
Mr R Woolmer & Ms as specified
Amy Neo

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

TRE/EPF/1320 /03 **28 Upper Park** TPO CHI 3/70: Lime – thin crown
Mrs Dermot by 25% and remove epicormic
(sucker) growth

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

EPF/1571/03 **23 Coteford Close** Retention of ornamental
Mr S Dracos balustrades to parapet of existing
extension

The Committee OBJECTED to this application which would be out of keeping with other properties in the area, detrimental to the street scene and result in a loss of daylight/sunlight to the gardens of neighbouring properties, contrary to Policy DBE10 (i) & DBE9 (i) and (iii) of Epping Forest District Council's adopted Local Plan.

EPF/1637/03 **55 Fallow Fields** First floor extension
Mr J Hewitt

The Committee had NO OBJECTION to this application.

EPF/1638/03 **The Lindy House,** Installation of safety handrails,
Steeds Way screening and decking to existing
Mr P Sceats flat roof over part of ground floor
section of house

The Committee had NO OBJECTION to this application but noted that the site is in a Conservation Area although no Conservation Area consent appears to have been sought.

P543 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P544 Justices' Licences

The Committee NOTED the following applications for Transfer of Licence:

Royal Oak, Forest Road

Safeway Store, 246-250 High Road

Loughton Masonic Hall, 16 High Beech Road

Signed

Date: 6th October 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 6th October 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
T G Owen M W Wardle

Also in Attendance:

Councillor: M G Sellaars

Officer: J F Hall (Committee Clerk)

P545 Apologies for Absence

Apologies for absence had been received from Cllrs Hogan and Siggers.

P546 Declarations of Interest

No Declarations of Interest were made.

P547 Confirmation of Minutes

The Minutes of the meeting of 22nd September 2003 were AGREED as a correct record and signed by the Chairman.

P548 Matters for Report

EPF/1217/03 – 26 Chequers Road – Two storey side extension (amended plan) – Min. no. P510

The Committee had NO OBJECTION to this application.

P549 Epping Forest District Council – Stansted/M11 Corridor Development Options Study – Draft Final Report for Consultation – Min. no. P509

Councillors Owen and Wardle agreed to read the draft consultation and report back at the next meeting of the committee.

P550 Planning Applications

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

LB/EPF/1686/03	Loughton Station, Station Approach London Underground Limited	Grade II Listed building application for installation of CCTV cameras throughout railway station building
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The Committee had NO OBJECTION to this application.

EPF/1586/03	35 Highland Avenue Mr McCarthy	Erection of single storey rear extension and construction of loft conversion with rear dormer window
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The Committee had NO OBJECTION to this application.

EPF/1589/03 **East 15 Acting School, Rectory Lane** Erection of gas meter box near entrance to property
University of Essex

The Committee had NO OBJECTION to this application.

EPF/1622/03 **Purcell House, Warren Heights, Warren Hill** Indoor swimming pool (revised application)
Mr V Esker

The Committee reiterated its previous OBJECTION to this application as the front elevation is even higher than in the previous plans. The Committee also reiterated its previous OBJECTION to the stone fountain being moved from its current position.

Cllr Sellears left the meeting.

EPF/1698/03 **45a The Crescent** Railings and gates with brick piers to front of property (revised application)
Kwok P So

The Committee reiterated its previous OBJECTION to this application as it felt that even at the lowered height these railings would be detrimental to the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.

EPF/1703/03 **35 Broadstrood** Two storey side and rear extensions
Mr & Mrs I Dobrin

The Committee had NO OBJECTION to this application.

EPF/1732/03 **Plot of land to north east of 61 Spareleaze Hill** Erection of two storey detached house with ground floor rear addition
Ripley Homes Limited

The Committee had NO OBJECTION to this application.

EPF/1746/03 **4 Newnham Close** Part first floor/two storey side extension
Mr G Rosebaum

The Committee had NO OBJECTION to this application.

TRE/EPF/1749/03 **10 Hazelwood** TPO/CHI/3/70: Pine – remove dead wood and shape lower branches
Ms Kerry Brown

The Committee had NO OBJECTION to this application subject to the approval of the Council's arboricultural officer.

EPF/1750/03	Lambs Garage site, 161 High Road Marks & Spencer plc	Redevelopment of site to provide retail foodstore with associated car parking and alterations to the existing access
The Committee had NO OBJECTION to this application but would like the car park at underground level only closed at night and the car park at street level left available for public use. In addition, the Committee would like the 'dead' area where the building adjoins Crown House to be reconsidered.		
EPF/1756/03	10 The Hawthorns Mr & Mrs Wood	Erection of single storey side extension and front porch
The Committee had NO OBJECTION to this application.		
A/EPF/1757/03	Hillside Tandoori, 128 Church Hill Messrs M Uddin & A Aziz	Illuminated projecting box sign (revised application)
The Committee had NO OBJECTION to this application.		
EPF/1762/03	17 Forest View Road Ms H Heath	First floor rear and side extensions over existing
The Committee had NO OBJECTION to this application.		
TRE/EPF/1766/03	Homecherry House, 86 High Road Peverel Management Service Ltd	TPO 9/82: Fell 10 Ash, Maple, Sycamore and Lime trees; crown reduce or thin 10 Ash, Maple Chestnut, Lime trees as specified
The Committee had NO OBJECTION to this application subject to the approval of the Council's arboricultural officer.		
EPF/1790/03	68 The Broadway The Principal	Change of use from retail to educational learning shop
The Committee had NO OBJECTION to this application.		
EPF/1801/03	25 Alderton Hill Mr & Mrs D Simcox	Demolition of existing building and erection of replacement three storey dwelling
The Committee had NO OBJECTION to this application.		
EPF/1815/03	47 Pyrles Lane Mr B Heard	Erection of first floor side extension
The Committee had NO OBJECTION to this application.		
EPF/1821/03	14 Audley Gardens Ms S Kent	Erection of two storey side extension
The Committee had NO OBJECTION to this application.		

P543 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 20th October 2003

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Monday 20th October 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
T G Owen B R Sagers M W Wardle

Also in Attendance:

Councillor: M G Sellars

Officer: J F Hall (Planning Committee Clerk)

P552 Apologies for Absence

Apologies for absence had been received from Cllrs Ford, Hogan and Taylor.

P553 Declarations of Interest

Cllr Sellars declared a personal but non prejudicial interest in item EPF/1711/03 – 94 Roding Road.

P554 Confirmation of Minutes

The Minutes of the meeting of 6th October 2003 were AGREED as a correct record and signed by the Chairman.

P555 Matters for Report

P555.1 Epping Forest District Council – Stansted/M11 Corridor Development Options Study – Draft Final Report for Consultation – Min. no. P509 & P549

Cllrs Owen and Wardle had read the above document and had the following comments:

One of the aims of the study is to identify the required increase in jobs and housing, and where possible other land uses, associated with the growth in passenger throughput at Stansted should airport capacity be increased. Loughton is just inside the core area and the study identifies the need for 500 dwellings and 3000 jobs up to 2021 but also shows 500 houses and 3000 jobs right through to 2036 and is unclear where the benchmark is to be set and whether recent growth in housing has almost met the quota. The Committee asked the Clerk to reply to the consultation by asking the following questions:

1. From what date was the benchmark for the planned extra housing set? If it was from the date of the study (2001) has Loughton already almost met the extra quota? An Essex County Council monitoring report in 2002 suggested a possible over provision of housing of 31.6% by March 2003 – how does this figure relate to the study?
2. Will all the necessary infrastructure be put in place before any increase in housing takes place?
3. What improvements are there to be in roads and road links to cope with the general increase in traffic?
4. With regard to the creation of off-site jobs in Loughton related to the increase in airport capacity, Loughton is some way from Stansted airport and it is hard to envisage how such jobs could be created here. Development appears to be mostly alongside the M11 and A120 and job creation would be best placed where there is easy and direct

access to the M11. Loughton has no northern entry slip and therefore travel to Stansted via the fast route mentioned would involve travelling either to Wanstead or Hastingwood in order to gain access. Would this situation be addressed?

The Committee asked the Clerk to ascertain if the District Council is planning to hold a meeting of a suitable Committee to discuss the study at which a Loughton Town councillor would have the opportunity to speak.

P555.2 Notice of Appeal – EPF/615/03 – 38 Millsmead Way – Loft conversion with rear dormer and roof extension – Min. no. P474

The Committee NOTED the above appeal.

P555.2 Notice of Appeal – TRE/EPF/287/02 – 43 York Hill – TPO/3/87 – Lime: fell – Min. no. P274

The Committee NOTED the above appeal.

P555.3 EPF/866/03 – 105-107 High Road – Demolition of existing buildings and redevelopment to provide 14 no. two bedroom apartments, together with parking/garaging facilities and ancillary amenity space and landscaping – Amended plan – Min. no. P495

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

P556 Planning Applications

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

As Cllr Sellears was present and had an interest in item EPF/1711/03 the Chairman agreed to bring discussion on the item forward.

EPF/1711/03	94 Roding Road	Change of use from retail
	Mr N S Sahota	shop/residential to 2 no. self-
		contained two bedroom flats

An amended description for this proposal had been received as follows:
Change of use from retail shop/residential to 2 no. self-contained two bedroom flats with single storey side extension to accommodate new retail unit and store.
The Committee had NO OBJECTION to the application as long as the extension would not impair sight lines on the corner.

EPF/1770/03	46 Traps Hill	First floor and ground floor rear
	Mr D Chahal	extension and tiled roof over

The Committee had NO OBJECTION to this application.

Cllr Sellears left the meeting

EPF/1795/03	59 Barncroft Close	Erection of conservatory
	Miss M Bentall and Mr	
	D Ludlow	

The Committee had NO OBJECTION to this application.

EPF/1800/03	235 High Road	Installation of new shopfront
	Retail Variations plc	

The Committee had NO OBJECTION to this application.

- A/EPF/1833/03** **235 High Road** Erection of fascia sign and
Retail Variations plc projecting sign
The Committee had NO OBJECTION to this application.
- EPF/1798/03** **62 Lower Park Road** Erection of conservatory
Mr & Mrs Mobley
The Committee had NO OBJECTION to this application.
- EPF/1839/03** **51 South View Road** Erection of pergola
Mr & Mrs Andrews
The Committee had NO OBJECTION to this application.
- EPF/1845/03** **96 Forest Road** Conversion of integral garage to
Eden Developments Ltd habitable accommodation
The Committee had NO OBJECTION to this application as long as there is off
street parking for at least one car.
- EPF/1846/03** **98 Forest Road** Conversion of integral garage to
Eden Developments Ltd habitable accommodation
The Committee had NO OBJECTION to this application as long as there is off
street parking for at least one car.
- EPF/1847/03** **1 The Greens Close** First floor side extension
Mr & Mrs Palmer
The Committee had NO OBJECTION to this application.
- EPF/1851/03** **32 Spring Grove** Two storey side extension, lower
Mr J Mann ground floor rear extension with
conservatory above, loft conversion
with dormer windows to side and
rear
The Committee had NO OBJECTION to this application but would like more
sympathetic treatment of the dormers.
- EPF/1853/03** **42 Alderton Hill** Two storey side/rear extension to
Southend Care Limited existing residential home
The Committee had NO OBJECTION to this application.
- EPF/1861/03** **17 Summerfield Road** Two storey side, single storey front
Mrs J Collins and rear extensions
The Committee had NO OBJECTION to this application.
- EPF/1862/03** **2 Hazelwood** Erection of pitched roof to front of
R & T Sharp garage
The Committee had NO OBJECTION to this application.
- EPF/1863/03** **290 Willingale Road** Erection of two storey side, and
Miss T Walstow single storey front extensions
The Committee had NO OBJECTION to this application.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 3rd November 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
T G Owen B R Saggars M E Taylor M W Wardle

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P558 Apologies for Absence

Apologies for absence had been received from Cllr Ford.

P559 Declarations of Interest

Cllr Wardle declared a personal but non prejudicial interest in item EPF/1901/03 – 15A Alderton Hill.

P560 Confirmation of Minutes

The Minutes of the meeting of 20th October 2003 were AGREED as a correct record and signed by the Chairman.

P561 Matters for Report

P561.1 EPF/1521/03 – 75 Tycehurst Hill – Demolition of existing bungalow and erection of replacement 6 bedroom detached house (amended plans and forms)

The Committee had NO OBJECTION to this application.

P561.2 Notice of Appeal – EPF/640/03 – 7 Shelley Grove – Outline application for the demolition of existing dwelling and construction of three detached houses – Min. no. P474

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

P562 Planning Applications

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

EPF/1787/03	2 Valley Hill	Erection of shed for storage of light building materials
	Mr H Hundal	

The Committee OBJECTED to this application which would represent an unacceptable intensification of use at the site, which is not an industrial site. The shed for storage of building materials would not respect its setting in terms of its scale, siting and proportion which would be in contravention of Policy DBE1 of Epping Forest District Council's adopted Local Plan. It would also contravene Policy DBE9 (i) & (iv) of Epping Forest District Council's adopted Local Plan by causing a loss of amenity for neighbours by virtue of its visual impact and likely disturbance.

EPF/1992/03 **2 Valley Hill** Removal of existing store and
Mr H Hundal erection of new store (6m x 12.8m)

The Committee OBJECTED to this application which would represent an unacceptable intensification of use at the site, which is not an industrial site. The shed for storage of building materials would not respect its setting in terms of its scale, siting and proportion which would be in contravention of Policy DBE1 of Epping Forest District Council's adopted Local Plan. It would also contravene Policy DBE9 (i) & (iv) of Epping Forest District Council's adopted Local Plan by causing a loss of amenity for neighbours by virtue of its visual impact and likely disturbance.

EPF/1864/03 **1 Plumtree Mead** Two storey side extension
Mr & Mrs G & S Norris

The Committee had NO OBJECTION to this application.

EPF/1901/03 **15A Alderton Hill** New house replacing existing
Mr E Spielman bungalow

The Committee felt that the plans submitted were insufficient for it to make a decision and would like to see plans with more detail in order to consider the application properly.

CLD/EPF/1909 **1 Little Goldings,** Certificate of lawfulness for a single
/03 **Clays Lane** storey extension
Mr & Mrs Arrowsmith

The Committee NOTED this application.

RES/EPF/1929 **Land at rear of 7** Erection of 10 no. flats in two blocks
/03 **Englands Lane** (details of reserved matters)
Harrington (Properties)
Ltd

The Committee OBJECTED to this application due to the impracticality of the proposed car parking arrangements.

EPF/1944/03 **54 Alderton Hill** Erection of detached house with
Mr & Mrs B Singh integral garage (revised scheme)

The Committee had NO OBJECTION to this application.

CLD/EPF/1959 **1 Lower Belle View** Certificate of lawfulness for the
/03 **Cottages, Smarts Lane** demolition of existing extension and
Mr L Wright erection of new single storey front
extension and rear conservatory

The Committee NOTED this application.

TRE/EPF/1830 **9 Roding Gardens** TPO 30/89: Birch – reduce and
03 Mr R Crosby shape crown

The Committee had NO OBJECTION to this application subject to the approval of the District Council's arboricultural officer.

EPF/1952/03 **40 Brooklyn Avenue** Roof extension incorporating loft
Mrs L J Little conversion with rear dormer window
The Committee OBJECTED to this application which would be detrimental to the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.

EPF/1958/03 **71 Church Lane** Two storey front, side and rear
Mr J Beales extensions
The Committee OBJECTED to this application which would be detrimental to the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan by reason of its excessive scale, form, height, elevations and overbearing nature. This extension would nearly double the size of the original building and the Committee queried whether it could actually be called an extension as it would appear to be more a rebuilding.

CLD/EPF/1967 **35 Traps Hill** Certificate of lawfulness for a
/03 Mr S Sheikh swimming pool enclosure
The Committee NOTED this application.

EPF/1968/03 **35 Traps Hill** Retractable swimming pool
Mr S Sheikh enclosure
The Committee had NO OBJECTION to this application.

P557 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 17th November 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 17th November 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
T G Owen M W Wardle

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P564 Apologies for Absence

Apologies for absence had been received from Cllrs Ford, Hogan, Saggars & Taylor.

P565 Declarations of Interest

Cllr Wardle declared a personal but non prejudicial interest in item EPF/1920/03 and Cllr Owen declared a personal but non prejudicial interest in item EPF/2055/03.

P566 Confirmation of Minutes

The Minutes of the meeting of 3rd November 2003 were AGREED as a correct record and signed by the Chairman.

P567 Matters for Report

P567.1 Notice of Appeal – EPF/435/03 – 5 Hillcroft – Loft conversion with rear dormer window – Min. no. P462

The Committee NOTED the above appeal.

P567.2 EPF/1853/03 – 42 Alderton Hill – Two storey side/rear extension to existing residential home (amended plans) – Min. No. P556

The Committee had NO OBJECTION to this application.

P567.3 EPF/1762/03 – 17 Forest View Road – First floor rear and side extensions over existing – Amended Plans – Min. No. P550

The Committee had NO OBJECTION to this application.

P568 22 Stony Path

The Committee NOTED that Enforcement Action had been taken by the District Council.

P569 Planning Applications

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

EPF/1920/03	Land adjoining 15 Connaught Avenue	Erection of two storey detached house with integral garage
	Mr C Cooper	

The Committee had NO OBJECTION to this application but felt that the windows in the side elevation should be fixed and obscured to avoid overlooking No. 15.

The Committee queried whether any of the trees on the site had Tree Preservation Orders and if not, whether some Orders should be made.

- TRE/EPF/1936 /03** **Forest Surgery, Pyrles Lane** TPO/31/89: Oak – crown reduce as specified
Dr Pradhan
The Committee had NO OBJECTION to this application subject to the approval of the Council's Arboricultural Officer.
- EPF/1966/03** **139 Roding Road** Single storey rear extension
Mr J Kisly
The Committee had NO OBJECTION to this application.
- EPF/1990/03** **77 The Lindens** First floor extension above garage
Mr & Mrs S J Morgan
The Committee had NO OBJECTION to this application.
- EPF/2015/03** **Sedley House, 138 Church Hill** Change of use from part retail/part office to office accommodation
H H Keys Estates Ltd
The Committee had NO OBJECTION to this application.
- EPF/2038/03** **45 Upper Park** Erection of single storey rear extensions together with rear dormer window (revised proposal)
Mr S Rose
The Committee had NO OBJECTION to this application.
- EPF/2050/03** **4 Warren Hill** Erection of first floor rear extension
Mr & Mrs D Williams
The Committee had NO OBJECTION to this application.
- EPF/2053/03** **Centric Parade, 204 High Road** Erection of new shopfront
Ms Claire Wilshire
The Committee had NO OBJECTION to this application.
- A/EPF/2054/03** **Centric Parade, 204 High Road** Erection of illuminated shop sign and projecting sign
Ms Claire Wilshire
The Committee had NO OBJECTION to this application.
- EPF/2055/03** **18 Lower Park Road** Two storey side extension (revised application)
Mr F Drew
The Committee had NO OBJECTION to this application.
- EPF/2065/03** **138 Englands Lane** Vehicle access
Mr D Maloney
The Committee had NO OBJECTION to this application.

EPF/2074/03 **5 Campions** Erection of front and side dormer
Mr & Mrs Auvoltoio windows and first floor rear
extension (revised proposal)

The Committee had NO OBJECTION to this application.

EPF/2076/03 **Rose Cottage, Debden** Erection of rear conservatory
Lane
Mr P Schofield

The Committee had NO OBJECTION to this application.

EPF/2078/03 **34 The Avenue** Erection of two storey rear/side
Mr & Mrs Jarvis extension, single storey side
extension and front garage extension

The Committee had NO OBJECTION to this application.

EPF/2080/03 **20 Broadstrood** Replacement of existing single
Mr & Mrs H Palmer storey side extension with new single
storey extension

The Committee had NO OBJECTION to this application.

P570 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P571 Justices' Licence

The following application for a Justices' Licence was NOTED:

BP Express, Chigwell Service Station, The Broadway

Signed

Date: 1st December 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 1st December 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
T G Owen B R Sagers

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P572 Apologies for Absence

Apologies for absence had been received from Cllrs Ford, Hogan, Taylor & Wardle.

P573 Declarations of Interest

No Declarations of Interest were made.

P574 Confirmation of Minutes

The Minutes of the meeting of 17th November 2003 were AGREED as a correct record and signed by the Chairman.

P575 Matters for Report

P575.1 Appeal Decisions – EPF/1180/02 & EPF/824/03 – 107/109 Church Hill – Redevelopment of site by the erection of 4 x 3 bedroom dwelling houses – Min. nos. P332, P486 & P533.3

The Committee NOTED the above appeal decision.

The Committee was unhappy with the outcome of the appeal and discussed the possibility of challenging the Inspector's decision in the High Court but thought that the cost of such action would be prohibitive.

P575.2 – The Holly Bush PH, 140 High Road – Application for the granting of a Public Entertainment Licence – Min. No. P526

The Committee NOTED that the above application had been withdrawn.

P576 Draft Consultation Paper on New Planning Policy Statement 11 (PPS1) – Regional Planning

Draft Planning Policy Statement 12 – Local Development Framework

Cllr Owen will read the above documents and report back at the next meeting of the Committee.

P577 Planning Applications

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

A/EPF/2123/03	202 High Road	New internally illuminated shop sign
	Inglesham Ltd	and illuminated projecting sign

The Committee had NO OBJECTION to this application.

- EPF/2124/03** **202 High Road** Re-locate the external flue,
Inglesham Ltd alterations to front façade on the
ground floor level, new projecting
entrance canopy to restaurant
- The Committee had NO OBJECTION to this application.
- EPF/2126/03** **4 Albion Hill** Single storey front extension and
Mr & Mrs O Hagger conversion of garage to games room
- The Committee had NO OBJECTION to this application.
- EPF/2142/03** **44 Goldingham** Two storey side extension
Avenue
Mr R Dowling
- The Committee had NO OBJECTION to this application but wondered whether Preservation Orders should be made on the trees on the site.
- EPF/2156/03** **21 Brook Road** Change of use of garage (in part) and
Mrs K Rosenbloom internal alterations
- The Committee had NO OBJECTION to this application and assumed that there would still be off street parking on the site.
- EPF/2157/03** **63 Alderton Hill** First floor front extension
Mr N Pearce
- The Committee had NO OBJECTION to this application.
- EPF/2158/03** **6 Whitehills Road** Two storey side extension
Mr & Mrs Driver
- The Committee had NO OBJECTION to this application.
- EPF/2161/03** **Dayles Ford, Nursery** Part two storey, part upper storey
Road side extension
Mr D J Houghton
- The Committee had NO OBJECTION to this application.
- EPF/2164/03** **4 Newnham Close** Erection of two storey side and rear
Mr G Rosebaum extensions (revised application)
- The Committee had NO OBJECTION to this application.
- EPF/1641/03** **38 Roding Gardens** Erection of 1.8m perimeter fence and
Mrs M McGovern gates
- The Committee OBJECTED to this application as it felt that the proposed perimeter fence was excessively high.
- EPF/2035/03** **97 Tycehurst Hill** Revision to loft conversion approved
Mr S Kaye under EPF/1134/03 in order to
provide two rear dormer windows to
roof slope
- The Committee had NO OBJECTION to this application.

EPF/2095/03 **Forest Edge, 49** Two storey and single storey rear
Broadstrood infill extensions
Mrs B Kane

The Committee had NO OBJECTION to this application.

TRE/EPF/2096/ **7 Wallers Hoppet** TPO/8/91: Beech - reduce spread of
03 Mr Wershof crown by up to 3 metres, and lift to 6
metres

The Committee had NO OBJECTION to this application.

EPF/2118/03 **18 Rookwood Avenue** Erection of single storey rear
Mr P Stace extension

The Committee had NO OBJECTION to the application but thought that the flat roof could increase the danger of crime for the maisonette above, especially in view of the alleyway that appears to run around the back of the property, and thought a pitched roof would be preferable.

P577 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 15th December 2003

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 15th December 2003 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair) L M Ford
T G Owen M W Wardle

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P578 Apologies for Absence

Apologies for absence had been received from Cllrs Hogan, Saggers & Taylor.

P579 Declarations of Interest

Cllr Owen declared a personal but non prejudicial interest in item 4.1 – EPF/935/03 – Forest Nurseries, Nursery Road.

P580 Confirmation of Minutes

The Minutes of the meeting of 1st December 2003 were AGREED as a correct record and signed by the Chairman.

P581 Matters for Report

P581.1 Appeal Decision – EPF/935/03 – Forest Nurseries, Nursery Road – retention of existing 22.0 metre telecommunications mast for a temporary period, together with associated ground level equipment – Min. no. P495

The Committee NOTED that the above appeal had been dismissed.

P581.2 Appeal Decision – EPF/1627/03 – Rear of 27 & 29 Staples Road – New detached dwelling fronting The Drive – Min. no. P542

The Committee NOTED the above appeal.

EPF/735/03 – Dymps Sandwich Bar, 6c Valley Hill – Variation of Condition 3 to planning permission EPF/2155/01 to allow extended opening hours – Min. nos. P480 & P541

The Committee NOTED that the above appeal had been dismissed.

P582 Draft Consultation Paper on New Planning Policy Statement 11 (PPS11) – Regional Planning

Draft Planning Policy Statement 12 (PPS12) – Local Development Framework – Min. No. P576

Cllr Owen told the Committee that he had read the above documents and found them to be clear and well set out. The Committee discussed Cllr Owen's findings and asked the clerk to respond to the consultation as follows:

1. It was felt that there was a lack of redress for objectors apart from High Court action.
2. In PPS11, town and parish councils appear on the list of consultees but appear to have been omitted from the list in PPS12.

3. There is a requirement that the local planning authority's revised Local Plan be adopted by June 2004 and that it should agree in basic terms with the regional spatial strategy (RSS); failing this the RSS will automatically take priority. It was felt that this timescale is too short for proper consultation to take place.

P583 Naming and Numbering – new block of flats at former Shell Petrol station, 3 Valley Hill

The Committee had no objection to the development being named Valley Lodge, 3 Valley Hill.

P584 Planning Applications

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

EPF/2170/03	3 Homecroft Gardens Mr M Carter	Erection of first floor side extension
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The Committee had NO OBJECTION to this application.

EPF/2192/03	Meads, 77 Church Hill Mr R Brown	Retention of amendments to extension approved under EPF/1415/00
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The Committee had NO OBJECTION to this application.

LB/EPF/2193/03	Meads, 77 Church Hill Mr R Brown	Grade II Listed Building to retain amendments to extension approved under LB/EPF/1416/00
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The Committee had NO OBJECTION to this application.

EPF/2201/03	27 Honeycroft Mr & Mrs M Long	Erection of single storey rear and side extensions and front porch
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The Committee had NO OBJECTION to this application.

EPF/2202/03	60 Lawton Road Mr & Mrs Day	Loft conversion with rear dormer windows
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The Committee had NO OBJECTION to this application.

EPF/2212/03	Valley Hill Service Station, Valley Hill Golden Homes Ltd	Additional application to EPF/900/03 for conversion of second floor two bedroom flat to provide 2 no. one bedroom flats
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The Committee had NO OBJECTION to this application but was concerned about the increase in density without any corresponding increase in amenity space.

- EPF/2219/03** **15 Churchfields** Erection of two storey side
Mr J Davies extension, and first floor rear
extension, single storey front
extension and loft conversion with
rear and side dormer windows
- The Committee had NO OBJECTION to this application.
- EPF/2221/03** **13 Hillyfields** Single storey side and rear
Mr A Taylor extensions (revised application)
- The Committee had NO OBJECTION to this application.
- EPF/2241/03** **5A Albion Hill** Proposed external first floor balcony
Mr & Mrs J Parratt and staircase to rear of property
- The Committee had NO OBJECTION to this application.
- EPF/2246/03** **41 Broadstrood** Two storey front extension and
B K Sandhu alterations to front roof; pitched roof
to existing rear extension
- The Committee had NO OBJECTION to this application.
- EPF/2252/03** **57 Valley Hill** Part single, part two storey rear
Mr & Mrs Coppel extensions
- The Committee had NO OBJECTION to this application.
- EPF/2253/03** **55 Valley Hill** First floor rear extension
Mr Littlechild
- The Committee had NO OBJECTION to this application.
- A/EPF/2112/03** **130 Church Hill** Installation of illuminated and non
Mr M Harvey illuminated fascia signs
- The Committee had NO OBJECTION to this application.
- EPF/2204/03** **27 Willingale Road** Erection of rear conservatory and
Mr S Gregory side porch
- The Committee had NO OBJECTION to this application.
- LB/EPF/2240/03** **Corbett Theatre,** Grade II Listed building application
East 15 Acting for works to refurbish bar
School, Rectory
Lane
University of Essex
- The Committee had NO OBJECTION to this application.

EPF/2248/03 **62 Alderton Hill** First floor extensions to side/rear,
Mr A Kanagasundrem dormer window (side facing on rear
wing) and new front boundary wall
with railings and gates and new
vehicle crossover

The Committee had NO OBJECTION to the extensions. The Committee however did OBJECT to the new front boundary wall which it felt would be detrimental to the street scene and visually intrusive by reason of its excessive height (over 6 ft at its highest points). The Committee also felt that the proposed gates should be electrically operated in order to avoid obstruction to the highway by vehicles entering the property.

EPF/2273/03 **19 Regent Place** Loft conversion with front and rear
Mr M Scott dormers (revised application to
EPF/774/03)

The Committee had NO OBJECTION to this application.

EPF/2280/03 **Unit 10, Prospect** Installation of electrical sub station
Business Park,
Langston Road
C W Print Group

The Committee had NO OBJECTION to this application.

EPF/2284/03 **1 Paley Gardens** Two storey side extension
Mr & Mrs Ballard

The Committee had NO OBJECTION to this application but wondered whether the window in the first floor flank wall should be glazed with obscured glass.

P585 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 12th January 2004

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 12th January 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: M D Hogan (in the Chair) L M Ford
T G Owen B R Saggars M W Wardle R J Wilmot

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P586 Apologies for Absence

Apologies for absence had been received from Cllr Taylor.

P587 Declarations of Interest

Cllr Wilmot declared a personal but non prejudicial interest in item EPF/2386/03.

P588 Confirmation of Minutes

The Minutes of the meeting of 15th December 2003 were AGREED as a correct record and signed by the Chairman.

P589 Matters for Report

P589.1 Notice of Appeal – EPF/1472/03 – Land to rear of 8 Connaught Avenue – Erection of two storey detached house (revised application) – Min. no. P527

The Committee NOTED the above appeal.

P589.2 Notice of Appeal – EPF/621/03 – 38 Upper Park – Demolition of existing house and rebuilding as 1 no. 6/7 bedroom house with integral garages (revised application) – Min. nos. P392 & P468

The Committee NOTED the above appeal.

P589.3 Notice of Appeal – EPF/622/03 – Land rear of 8-14 The Avenue – Outline application for 7 no. three storey dwellings – Min. no. P468

The Committee NOTED the above appeal.

P589.4 Planning Seminar – 19 January 2004 – Epping Forest District Council Offices

No members of the Committee were available to attend the above planning seminar.

P589.5 Redevelopment of Hetton House, 58 Station Road – Min. Nos P410, P462

The developers have suggested naming the above development Alderton Place. The Committee would prefer the development to be named Hetton House, as this is the name by which the house on the site has always been known, and asked the clerk to put the suggestion to the District Council.

P590 Local Plan Alterations – Key Issues Consultation

All members of the Committee will read the above document and report back at the next meeting.

P591 Campaign to Protect Rural England

The Committee AGREED to write in support of the CPRE's suggested amendments to the Planning Bill and to add the comment that provision should be made in the Bill for permission to be given for small scale industrial units and affordable housing in the green belt in order to provide employment opportunities and living accommodation for young people from rural villages.

P592 Planning Applications

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

EPF/2290/03	7 Albion Hill Albion Park House Ltd	Demolition of existing garage and reconstruction as new single storey office building
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The Committee had NO OBJECTION to this application.

EPF/2296/03	Loughton Station, Station Approach Metronet Rail BCV	Train crew accommodation, platform 2, to comprise a tea room and WC
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The Committee had NO OBJECTION to this application.

LB/EPF/2297/03	Loughton Station, Station Approach Metronet Rail BCV	Grade II Listed building application for provision of train crew accommodation, platform 2, to comprise tea room and WC
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The Committee had NO OBJECTION to this application.

EPF/2298/03	11 St Johns Road Mr & Mrs D Doyle	Extend garage to front with first floor extension over, single storey rear extension, loft conversion with front and rear dormers with raised roof line and front bay extension
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The Committee had NO OBJECTION to this application.

EPF/2312/03	11 Kenilworth Gardens Mr & Mrs F K Murphy	First floor side and single storey rear extensions (revised application)
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The Committee had NO OBJECTION to this application.

EPF/2315/03	34 Audley Gardens Mr & Mrs J Everson	First floor rear extension
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The Committee OBJECTED to this application which would result in a loss of light to the neighbouring property contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan. The Committee pointed out that the 45 line on the drawing indicating light direction is inaccurate.

- EPF/2326/03** **Rear of 119 Roding Road** Change of use from A1 retail store usage to A2 use class, to be used as an estate agency
Mr M Reynolds
- The Committee OBJECTED to this application, which is retrospective, as it had concerns about vehicles entering and leaving the parking area, which is extremely near to a Zebra crossing and a bus stop and opposite the builders' merchant which often has large vehicles parked outside loading and unloading for upwards of half an hour at a time. The crossroads at this point is already very busy and congested and this change of use would only serve to exacerbate problems in the area. The Committee felt that the use class should remain A1 retail storage.
- EPF/2231/03** **26 Lawton Road** First floor extension above existing
Mr & Mrs Elliott
- The Committee OBJECTED to this application which would result in a loss of amenity to neighbouring properties due to visual impact, overlooking and loss of daylight contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan.
- EPF/2341/03** **81 Staples Road** Single storey side extension
Mr R & H Makins
- The Committee had NO OBJECTION to this application but would prefer to see the extension with a pitched roof.
- EPF/2349/03** **Land to rear of 8-14 The Avenue** Outline application for seven number, three storey dwellings (revised application)
Messrs Bewick/Burnage
- The Committee had NO OBJECTION to this application
- EPF/2339/03** **42 Alderton Hill** Alterations to front porch to adopt existing glazed entrance screens and refix, including doors in new position
Southend Care Ltd
- The Committee had NO OBJECTION to this application.
- EPF/2383/03** **160 Forest Road** Two storey side and rear extensions
A S Howell
- The Committee had NO OBJECTION to this application.
- EPF/2386/03** **Gale Centre, Rear of Stable Cottage, Whitakers Way** Demolition of existing and subsequent rebuilding of therapy centre
Mr D Gale
- The Committee had NO OBJECTION to the building in this location, but was concerned about possible increased usage which could result in extra parking and noise pollution.
If the application is granted the Committee would like to see a condition imposed to prevent the building ever being used as a residential unit.

EPF/2388/03 **119 Roding Road** Alteration in form of single storey
Mr N Patel side extension to approved
application EPF/1052/02 for part
one, part two storey side
extension, first floor rear
extensions and self containment
of existing flat

The Committee had NO OBJECTION to this application but does have grave concerns as with the other application for this site, EPF/2326/03, about the implications for traffic in the area with the site being in such close proximity to a Zebra crossing, a bus stop and a busy builders' merchants.

EPF/2392/03 **27 Habgood Road** Replacement rear extension roof
Mr & Mrs King from flat to pitched

The Committee had NO OBJECTION to this application.

EPF/2397/03 **157 Grosvenor Drive** Two storey side extension
Mr C Gold

The Committee OBJECTED to this application which it felt would result in overdevelopment of the site by reason of its excessive size which would be detrimental to the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.

EPF/2404/03 **58 Spareleaze Hill** Two storey side and rear
Mrs R Horsfall extensions, garden room,
verandah, front single storey
extension and replacement lean-to
roof

The Committee had NO OBJECTION to this application.

P593 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P594 Justices' Licences:

The Committee NOTED the following applications for the transfer of Justices' Licences:

Gunmakers Arms, 133 Chester Road
ZIZZI, 2 Church Hill

Signed

Date: 26th January 2004

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 26th January 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair) L M Ford
T G Owen B R Saggars M E Taylor M W Wardle

Also in Attendance:

Officer: J F Hall (Planning Committee Clerk)

P595 Apologies for Absence

Apologies for absence had been received from Cllr Hogan.

P596 Declarations of Interest

No Declarations of Interest were made.

P597 Confirmation of Minutes

The Minutes of the meeting of 12th January 2004 were AGREED as a correct record and signed by the Chairman.

P598 Matters for Report

P598.1 Local Plan Alterations – Key Issues Consultation

Cllr Wardle read to the Committee the comments he had prepared. The Committee AGREED to submit these comments to the District Council as its response to the document.

P598.2 Essex Minerals Local Plan Second Review – First Deposit Draft – Min. nos. P443 & P455.2

Cllr Ford to read the document and report back at the next meeting.

P598.3 EPF/2124/03 – 202 High Road – Relocate the external flue, alterations to front façade on ground floor level, new projecting entrance canopy to restaurant – amended plans for increased height of extractor flue Min. no. P577

The Committee had NO OBJECTION to this amended application.

P598.4 EPF/2383/03 – 160 Forest Road – Two storey side and rear extension – amended plans – Min. no. P592

The Committee had NO OBJECTION to this amended application.

P599 Planning Applications

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

EPF/2278/03	124 Colson Road	Two storey side extension and single storey front extension
	Mr A Howard	

The Committee had NO OBJECTION to this application.

EPF/2325/03	1 Woodbury Hill	Installation of dormer window to side elevation fronting York Hill
	Mr & Mrs Long	

The Committee had NO OBJECTION to this application.

- EPF/2335/03** **46 Tycehurst Hill** Two storey rear extension and loft conversion with side dormer extension
Mr Pike
The Committee had NO OBJECTION to this application.
- TRE/EPF/2343/03** **32 Spring Grove** TPO 10/92; 25 Cypress, 1 Cedar and 1 Thuja: Fell
Mr J Mann
The Committee had NO OBJECTION to this application subject to the Tree Officer's approval.
- CLD/EPF/2378/03** **12 Valley Hill** Certificate of lawfulness for side dormer window
Mr & Mrs Kemp
The Committee NOTED this application.
- EPF/2407/03** **Royal Oak, Forest Road** Application to replace 2 x rear windows with 2 pairs of doors. Create decking area and extend car parking, to include disabled parking facilities
Enterprise Inns plc
The Committee had NO OBJECTION to this application.
- EPF/2408/03** **7 Habgood Road** Erection of first floor side extension with dormer window
Mr A Bristow
The Committee had NO OBJECTION to this application.
- EPF/2410/03** **10 Collard Green** Erection of two storey side extension
Mr & Mrs P Campling
The Committee had NO OBJECTION to this application.
- EPF/2415/03** **96-98 York Hill** Construction of swimming pool
Mr V Goldstein
The Committee had NO OBJECTION to this application.
- EPF/3/04** **8 Coles Green** Tiled bonnet on existing two storey side flat roof extension to form gable end and tiled canopy to front elevations
Dr G Salmon
The Committee had NO OBJECTION to this application.
- EPF/2135/03** **72 Alderton Hill** Demolition of existing detached bungalow and erection of two storey detached dwelling
Ms P Bray
The Committee OBJECTED to this application as it felt that the proposed house by reason of its excessive scale would be contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.
- EPF/15/04** **6 West View** Single storey rear extension
Mr & Mrs Jones
The Committee had NO OBJECTION to this application.

EPF/24/04 **39 Harwater Drive** Single storey rear/side extensions
Mr & Mrs C French
The Committee had NO OBJECTION to this application.

EPF/26/04 **75 Tycehurst Hill** Demolition of existing bungalow
Mr & Mrs P Seels and erection of replacement
detached house (revised
application)
The Committee had NO OBJECTION to this application.

EPF/40/04 **Land to the rear of** Erection of three storey office
Diggens Court & block, with parking at ground
Vanryn House, High level, and associated vehicular
Road access and landscaping
Daws Investments Ltd

Cllr Ford declared a personal but non prejudicial interest in this item.
The Committee OBJECTED to this application as it felt that the proposed office block would still be too bulky for the site it would occupy and would be too close to the residential properties in Habgood Road. The ventilation system is sited on the aspect nearest to Habgood Road which would have a detrimental effect on the residents contrary to Policy DBE2 of the District Council's adopted Local Plan. There is a large tree sited in the car park which is not shown on the plan and the Committee OBJECTED to the possible loss of this tree. There is also still provision made on the plan for only one disabled parking space.

EPF/45/04 **61 The Uplands** Two storey rear extension
Mr W Dowd
The Committee had NO OBJECTION to this application.

EPF/54/04 **49 River Way** Erection of front porch and part
Mrs M Chapman two storey rear extension
The Committee had NO OBJECTION to this application.

EPF/55/04 **3 Stonards Hill** Erection of two storey rear and
Mr & Mrs P Williams first floor side extensions
The Committee OBJECTED to this application which by reason of its visual impact at first floor level would be contrary to Policy DBE9 of Epping Forest District Council's adopted Local Plan. In addition the proposal would fail to complement the street scene contrary to Policy DBE10 of Epping Forest District Council's adopted Local Plan.

CLD/EPF/59/04 **31 River Way** Certificate of lawfulness for
Mr D Mills proposed loft conversion with rear
dormer
The Committee NOTED this application.

P602 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 9th February 2004

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 9th February 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair) L M Ford
T G Owen B R Sagers M W Wardle

Also in Attendance:

Officer: P Roden (Properties and Projects Officer)

P603 Apologies for Absence

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

P604 Declarations of Interest

No Declarations of Interest were made.

P605 Confirmation of Minutes

The Minutes of the meeting of 26th January 2004 were AGREED as a correct record and signed by the Chairman.

P606 Matters for Report

P606.1 Essex Minerals Local Plan Second Review – First Deposit Draft – Min. nos. P443, P455.2 & P598.1

Cllr Ford gave a brief report on the plan to the Committee.

P606.2 Appeal-EPF/622/03 – Land rear of 8-14 The Avenue Min. nos. P468 & P592

The Committee NOTED the appeal had been withdrawn.

P607 Planning Applications

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

EPF/2390/03	Avenue Lawn Tennis Club, 8 The Avenue Mr K Newton	Demolition of existing clubhouse and erection of new clubhouse
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The Committee had NO OBJECTION to this application.

EPF/36/04	60 Borders Lane Ms A E P Veli	Erection of a storage compound at rear, and rear single lobby extension
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The Committee had NO OBJECTION to this application.

EPF/66/04	110 Jessel Drive Mrs K Beeson	Single storey rear extension
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The Committee had NO OBJECTION to this application.

- EPF/74/04** **Woodbury Hollow,** Two storey side extension
Woodbury Hill
Mr R Gordon
- The Committee OBJECTED to this application, as it considered the proposed extension to be unsympathetic to the character and appearance of the conservation area in terms of scale and mass, contrary to policy HC7 of Epping Forest District Council's adopted Local Plan. Further the proposal would result in a disproportionate addition to the existing building and the character of the existing building would not be enhanced; this would be in contravention of policy GB14 (ii) & (iii) of the Local Plan. The Committee also felt that policy DBE10 of the Local Plan had also been contravened in that the street scene would not be enhanced. The Committee NOTED that Woodbury Hollow is not a listed building although it does represent the only example in Essex of a Baillie Scott design and, as such, the existing features should be preserved. The architect designed the property as a cottage and the proposed extension will change this into a largish house. The Committee CONSIDERED that any approved application should have conditions attached that safeguard the internal and external features and details of this property.
- EPF/85/04** **High Holly, Kings Hill** Erection of wooden garage
Mr J Freeman
- The Committee had NO OBJECTION to this application on the condition that the garage would only be used as stated, that is to store a vehicle.
- EPF/88/04** **7 Kings Green** Loft conversion with rear dormer
Mr & Mrs Ship
- The Committee OBJECTED to this application by reason of the impact on the street scene contrary to policy DBE10 of Epping Forest District Council's adopted Local Plan. The Committee further OBJECTED as the proposed application would not be sympathetic in character and appearance in a conservation area contrary to policy HC7 of the Local Plan.
- EPF/89/04** **2 Queens Road** Demolition and reconstruction of
Mr Clark single storey extension
- The Committee had NO OBJECTION to this application, provided that the necessary application to demolish in a conservation area had been approved.
- A/EPF/93/04** **253 High Road** Erection of replacement fascia
Abbey National PLC and projecting signs both edge-lit
- The Committee had NO OBJECTION to this application.
- A/EPF/94/04** **65 The Broadway** Erection of replacement fascia –
Abbey National PLC projecting and vertical window
signs, all edge-lit illuminated
- The Committee had NO OBJECTION to this application.
- EPF/99/04** **Land rear of 1 Central** Erection of a 2 storey dwelling
Stores, Roding Road house
Mrs B Kaur
- The Committee had NO OBJECTION to this application.

EPF/2298/03 **11 St Johns Road** Extend garage to front with first
Mr & Mrs D Doyle floor extension over, single storey
rear extension, loft conversion
with front and rear dormers with
raised roof line and front bay
extension – amended plan

The Committee had NO OBJECTION to this application.

EPF/109/04 **152 Church Hill** Erection of two storey and single
Mr R Patel storey extension to rear of retail
shop

The Committee had NO OBJECTION to this application.

EPF/110/04 **139 Roding Road** Erection of single storey rear
Mr J Kisly extension (revised application)

The Committee had NO OBJECTION to this application.

EPF/118/04 **44 Goldingham Avenue** Two storey side extension
Mr R Dowling (revised application)

The Committee had NO OBJECTION to this application.

EPF/125/04 **71 Church Lane** Two storey front, side and rear
Mr J Beales extensions (revised application)

The Committee had NO OBJECTION to this application.

EPF/135/04 **22 Wellfields** Loft conversion with rear dormer
Mr & Mrs Coleing window

The Committee had NO OBJECTION to this application.

EPF/141/04 **26 Ibbetson Path** Erection of two storey side
Mr & Mrs A Mavin extension

The Committee had NO OBJECTION to this application.

P608 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P609 Justices' Licence

The Committee NOTED the following application for Transfer of Licence:
ZIZZI (749), 2 Church Hill.

Signed
Date: 23rd February 2004

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Monday 23rd February 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
L M Ford M E Taylor T G Owen
B R Sagers M W Wardle

Also in Attendance:

Councillor: M G Sellaars up to min. no. P614 EPF/2103/04

Officer: P Roden (Properties and Projects Officer)

4 members of the public

P610 Apologies for Absence

Apologies for absence had been received from Cllr Hogan.

P611 Declarations of Interest

No Declarations of Interest were made.

P612 Confirmation of Minutes

The Minutes of the meeting of 9th February 2004 were AGREED as a correct record and signed by the Chairman.

P613 Matters for Report

P613.1 EPF/1901/03 – 15A Alderton Hill – New house replacing existing bungalow – Amended plans – Min. no. P562

The Committee still feels that the amended plans submitted give insufficient detail for it to make a decision and would also like to see plans that give information as to the intended use of materials and how the proposed development relates to nearby properties.

P613.2 EPF/2080/03 – 20 Broadstrood – Replacement of existing single storey side extension with new single storey extension – Amended plans – Min. no. P569

The Committee had NO OBJECTION to this application on the understanding that there were no covenants in place that would restrict this proposal.

P613.3 Planning and Compulsory Purchase Bill – Min. nos. P576 & P582

The Committee NOTED the responses and Cllrs Owen and Ford will read the PPS7 document and report back at the next meeting of the Committee.

P613.4 Drop-in Information Session regarding proposals for the siting of Telecommunications installations, The Warren, Epping New Road, Wednesday 3rd March 2004, 12pm – 8pm

The Committee NOTED the above details.

P613.5 EPF/241/02 – 119 Roding Road

The Committee was ASKED to note that whilst the above application included the provision for a car park, it did not make provision for the parking of lorries. Clarification was sought on this issue as well as the apparent lack of a crossover. The Committee Clerk was asked to contact Epping Forest District Council.

P614 Planning Applications

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

The Chairman proposed that the planning applications for 13 Pump Hill, Land rear of 2-4 Goldings Hill, and 4 Goldings Hill should be taken next and this was AGREED.

EPF/185/04	13 Pump Hill Mr M Eales	Formation of new first floor with pitched roof and extension to front at ground floor
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A member of the public with an interest in this application was present and had arranged to speak. He addressed the Committee.

The Committee OBJECTED to this application which by reason of its visual impact would result in a loss of amenities to neighbouring properties contrary to policy DBE9 of Epping Forest District Council's adopted Local Plan. The proposed development does not complement this gateway to the conservation area and is therefore contrary to policy DBE10 of Epping Forest District Council's adopted Local Plan.

EPF/202/04	Land rear of 2-4 Goldings Hill Mr T Bannister	Relaxation of condition 7 of planning approval EPF/170/02 which controls parking associated with the four, one bedroom flats development in Harwater Drive and staff of 2-4 Goldings Hill
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The Committee OBJECTED to this application in the interests of highway safety and in view of the congestion already experienced by the local residents. Condition 7 should be rigorously enforced not relaxed.

EPF/136/04	4 Goldings Hill Yusuf Alagoz	Variation of conditions 1 & 2 of EPF/1750/02 to allow cooking by oven with the installation of an extractor system and flue and amendment to opening hours to 7am to 7pm, Monday to Saturday (inclusive), and 8am to 5pm on Sundays
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The Committee had NO OBJECTION to this application.

Councillor Sellears left the meeting.

- EPF/2103/04** **90 River Way** Erection of storage shed in rear
Mr A Ruffell & garden
Miss W Ayling
The Committee had NO OBJECTION to this application.
- EPF/114/04** **3 Firs Drive** Single storey rear addition
Mr L Knouit
The Committee had NO OBJECTION to this application.
- EPF/142/04** **7 Colson Road** Erection of attached garage
D Harding (re-submission)
The Committee had NO OBJECTION to this application.
- EPF/168/04** **7 Harvest Lane** Loft conversion with front and
Mr M Whitehead rear dormer windows
The Committee had NO OBJECTION to this application.
- EPF/278/04** **67 York Hill** Conversion of garage to lounge
B Ronan
The Committee had NO OBJECTION to this application providing that there are
no conservation area restrictions that apply.
- EPF/201/04** **1 Southview Road** Erection of pitched roof on
Mr & Mrs D Sparling existing two storey side extension
flat roof, and subdivision of no. 1a
from no. 1 to form a total of two
house units
The Committee had NO OBJECTION to this application, although it was
concerned at the lack of consultation with nearby residents.
- EPF/204/04** **36 Willingale Road** Two storey side extension
Mr G Ilings
The Committee had NO OBJECTION to this application.
- CAC/EPF/231/04** **Stable Cottage,** Conservation area consent for the
Whitakers Way demolition of existing therapy
Mr D Gale centre
The Committee had NO OBJECTION to this application.
- EPF/234/04** **The Cottage Loaf,** Side conservatory extension to bar
Jessel Drive area
Mr & Mrs J B Walsh
The Committee had NO OBJECTION to this application.

EPF/242/04 **9 Deepdene Road** Two storey side and single storey
F Springer rear extensions
The Committee had NO OBJECTION to this application.

EPF/243/04 **19 Stanmore Way** Ground floor side and rear
Mr G White extensions, first floor rear
extension and dormer windows to
front

The Committee OBJECTED to this application on the grounds that it was over development and contrary to Policies DBE9 and DBE10 of Epping Forest District Council's adopted Local Plan.

EPF/246/04 **28 Tycehurst Hill** Two storey side/rear extension
Mr R Borley
The Committee had NO OBJECTION to this application.

EPF247/04 **78 Greenfields** First floor rear extension
A Pearcey
The Committee OBJECTED to this application as the proposed development would result in loss of amenities to no. 80 Greenfields, which would be contrary to Policies DBE9 and DBE10 of Epping Forest District Council's adopted Local Plan.

P615 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 8th March 2004

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 8th March 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: T G Owen (in the Chair)
L M Ford M E Taylor
M W Wardle

Also in Attendance:

Officer: P Roden (Properties and Projects Officer)

P616 Apologies for Absence

Apologies for absence had been received from Cllrs Hogan & Sagers.

P617 Declarations of Interest

No Declarations of Interest were made.

P618 Confirmation of Minutes

The Minutes of the meeting of 23rd February 2004 were AGREED as a correct record and signed by the Chairman.

P619 Matters for Report

P619.1 Notice of Appeal – EPF/1209/03 – 10 Valley Hill – Two storey side extension – Min. no. P510

The Committee NOTED the Appeal.

P619.2 Planning and Compulsory Purchase Bill – Min. nos. P576, P582 & P613

Cllr Owen reported back to the Committee. Cllr Ford will report back at the next meeting of the Committee.

P619.3 Change of date for the Drop-in Information Session regarding proposals for the siting of Telecommunications installations, The Warren, Epping New Road – Min. No. P613

The Committee NOTED the change of date from 3rd March 2004 to 17th March 2004.

P620 Planning Applications

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

EPF/228/04	139 Englands Lane	Single storey rear extension
	Mr & Mrs Baggott	

The Committee had NO OBJECTION to this application.

EPF/275/04	2 Steeds Way	Demolition of detached garage
	Mr & Mrs M Soul - Gray	and erection of two storey side extension – lower ground and ground floor

The Committee had NO OBJECTION to this application.

- | | | |
|--|--|---|
| EPF/311/04 | 16 Fallow Fields, Great Woodcote Park
Mr Michael Everitt | Loft conversion with front and rear dormers |
| The Committee OBJECTED to this application on the grounds the proposed double door opening in the roof was visually intrusive and was contrary to DBE10 of Epping Forest District Council's adopted Local Plan. | | |
| EPF/317/04 | 44 Fairmeads
Mr B T Curtis | Erection of first floor side extension and conversion of part of existing attached double garage to accommodation |
| The Committee had NO OBJECTION to this application. | | |
| EPF/171/04 | Royal Standard Public House, 126 High Road
N R G UK Ltd | Creation of new front entrance, alterations to façade and single storey rear extension |
| The Committee had NO OBJECTION to this application on the understanding that the existing green-tiled finish and brick pattern would be retained. The Committee would like to see the Royal Standard name incorporated into the title, e.g. Minx at the Royal Standard. | | |
| EPF/198/04 | 16 Kirby Close
First Homes Ltd | Outline application for detached two storey dwelling and detached garage |
| The Committee had NO OBJECTION to the outline application as shown on the 1:500 scale site plan. The Committee did OBJECT to the outline detailed on the 1:1250 scale site plan by reason of the plan showing a different boundary line. | | |
| EPF/286/04 | 87 Englands Lane
Mrs R Buckingham | Erection of two storey side and single storey rear extensions and vehicle crossover |
| The Committee OBJECTED to this application which by reason of its visual impact would result in a loss of amenities to neighbouring properties contrary to DBE9 of Epping Forest District Council's adopted Local Plan. The scale of the proposed development does not complement the street scene and is therefore contrary to policy DBE10 of Epping Forest District Council's adopted Local Plan. | | |
| EPF/307/04 | 9 Harvest Lane
Mr S J Liddell | Single storey side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/308/04 | 9 Harvest Lane
Mr S J Liddell | Loft conversion with new gable end at rear |
| The Committee had NO OBJECTION to this application. | | |
| EPF/314/04 | 34 Audley Gardens
Mr and Mrs Everson | First floor rear extension (revised application) |
| The Committee had NO OBJECTION to this application. | | |

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Monday 22nd March 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
L M Ford T G Owen
B R Saggars M E Taylor
M W Wardle

Also in Attendance:

Councillors: K F Ellis (to Min. no. P626)
A T Lee (to Min. no. P626)
R E Pearce (to Min. no. P626)
M G Sellears (to Min. no. P627 EPF/422/04)

Officers: P Roden (Properties and Projects Officer)
A L Harriss (Planning Committee Clerk/Administrative Assistant)
L R Fuller (Town Clerk) (to Min. no. P626)

5 Members of the public

The Chairman welcomed Cllr M Heavens, Leader of Epping Forest District Council, and Mr J Preston, Chief Planning Officer, Epping Forest District Council, to the meeting.

P623 Apologies for Absence

Apologies for absence had been received from Cllr Hogan.

P624 Declarations of Interest

No Declarations of Interest were made.

P625 Confirmation of Minutes

The Minutes of the meeting of 8th March 2004 were AGREED as a correct record and signed by the Chairman.

P626 M11 corridor and post RPG14 development

Cllr M Heavens, Leader of Epping Forest District Council, and Mr J Preston, Chief Planning Officer, briefed the meeting regarding the main issues concerning the M11 corridor and took questions. Mr Preston concluded with the next steps that involve a Regional Planning Guide new edition to be produced in the next six months. This will be subject to public consultation. Cllr Wilmot thanked the speakers for their contribution.

Councillors Ellis, Lee and Pearce, the Town Clerk and the visitors from Epping Forest District Council left the meeting.

P627 Matters for Report**P627.1 Draft Consultation Paper on Planning Policy Statement 7 (PPS7)**

Cllr Ford informed the committee that he had read the above documents and agreed with the comments from Cllr Owen. The committee discussed Cllrs Owen and Ford's findings and asked the Clerk to respond to the consultation as follows:

1. The draft paper allows for development in and around existing urban developments, which will promote jobs and leisure facilities. The Committee felt it important to be aware of the danger of inappropriate leisure facilities such as golf course development and time share properties.
2. The Committee supports the reuse of existing buildings within villages for business before allowing new development.
3. The Committee felt it was important to include provision of new services to any new development, such as enhancing public transport.
4. The Committee agrees that extra buildings in the countryside should only be replaced if they enhance the site and surroundings.
5. The Committee was concerned that the provision of other forms of self-catering holiday accommodation in rural areas would take land away from community development, such as affordable housing.
6. The Committee felt that Planning Policy Statement 7 should include a statement regarding the provision of property for first time buyers.

P627.2 Appeal Decision – EPF/435/03 – 5 Hillcroft – loft conversion with rear dormer window – Min. no. P462

The Committee NOTED that the above appeal has been allowed with conditions.

P627.3 Appeal Decision – EPF/615/03 – 38 Millsmead Way – loft conversion with rear dormer and roof extension – Min. no. P474

The Committee NOTED that the above appeal has been dismissed.

P627.4 Notice of Appeal – EPF/1958/03 – 71 Church Lane – Two storey front, side and rear extensions – Min. no. P562

The Committee reiterated its previous OBJECTIONS to this application, on the basis of the development's excessive scale, form, height, elevations, and overbearing nature.

P627.5 EPF/242/04 – 9 Deepdene Road – Two storey side and single storey rear extensions (Amended plans) – Min. no. P614

The Committee had NO OBJECTION to this application.

P628 Street Naming and Numbering**628.1 Development of 10 flats at The Croft**

The Committee PROPOSED one of the following names for the above development: Warriner's Court or Foresters Court.

628.2 Redevelopment of 122 & 124 High Road

The Committee was keen that some association with the original cottages, called Chestnut Cottages, should be made and as a chestnut tree was nearby DECIDED that Chestnut Mews would therefore be the most suitable name.

P629 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following items EPF/2001/03, EPF/2002/03 and EPF/455/04 – St Mary's Vicarage, as well as EPF/381/04 – as members of the public were interested in these applications.

EPF/2001/03 **St Mary's Vicarage
High Road** Erection of boundary fence and
Revd Alan Comfort security gate to vicarage
The Committee had NO OBJECTION to this application.

EPF/2002/03 **St Mary's Vicarage
High Road** Erection of security barrier
Revd Alan Comfort
The Committee had NO OBJECTION to this application.

EPF/455/04 **St Mary's Vicarage
High Road** Outline application for the
Revd Alan Comfort formation of a private drive and
construction of 4 no. houses

Cllr Ford DECLARED a prejudicial interest in this application and left the meeting whilst this item was discussed.

The Committee had NO OBJECTION to this application, but AGREED that the property should not be subject to any additional development. The Committee expressed strong concerns regarding lighting and ventilation in the playroom due to the lack of windows.

Cllr Ford returned to the meeting.

EPF/381/04 **12-30 Church Hill** Demolition of existing buildings
Chappell (Redbridge) and erection of new three storey
Investments Ltd block of 24 no. apartments and 4
no. retail units with 24 car parking
spaces (Revised application)

The Committee OBJECTED to this application by reason that the proposed development did not respect the setting in terms of scale contrary to Policy DBE1 of the Epping Forest District Council's Adopted Local Plan. The Committee further felt that the proposed design was not based on the pattern of the buildings fronting the public space and was contrary to Policy DBE5 of the Epping Forest District Council's Adopted Local Plan. The Committee also felt that the visual impact of the development would result in the loss of amenities to neighbouring properties contrary to Policy DBE9 of Epping Forest District Council's Adopted Local Plan and would be detrimental to the street scene contrary to Policy DBE10 of the Epping Forest District Council's Adopted Local Plan.

TRE/EPF/187/04 **16 Clays Lane,** TPO 42/91: Willow and Cypress
Mrs Evans - reduce by 30% and 40%
respectively

The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

- TRE/EPF/301/04 5 Baldwins Hill** Ash Tree: deadwood and reduce
Mr and Mrs Doal crown by 30%
- The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.
- TRE/EPF/316/04 20 Albion Park** TPO 27/88: Willow – reduce by
Mrs French 40% TPO 5/87: Horse Chestnut –
reduce spread by 20% and thin by
20%
- The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.
- A/EPF/341/04 Royal Standard (PH)** Various illuminated and non
126 High Road illuminated signage
N R G UK Ltd
- The Committee had NO OBJECTION to this application but reiterated its desire to see the Royal Standard name incorporated into the title, e.g. Minx at the Royal Standard.
- EPF/375/04 12 Brooklyn Avenue** Single storey rear extension
Mrs Huddart
- The Committee had NO OBJECTION to this application.
- EPF/387/04 123 Grosvenor Drive** Single storey rear extension
Mr T Baker
- The Committee had NO OBJECTION to this application.
- EPF/403/04 Land adjacent, 21** Outline planning application for 1
Station Road no. new dwelling
Mr M N Barnett
- The Committee had NO OBJECTION to this application.
- EPF/405/04 Cross Trees, Nursery** Single storey rear extension
Road
Mr & Mrs Sophocleous
- The Committee had NO OBJECTION to this application.
- EPF/414/04 52 Chigwell Lane** Two storey side extension
Mr R Joseph
- The Committee had NO OBJECTION to this application.
- EPF/415/04 15 The Uplands** Single storey rear extension
Mr S and Mrs T Cannon
- The Committee had NO OBJECTION to this application.

- EPF/422/04** **2 Central Stores,
Roding Road** Change of use from A2 shop to
A3 take away restaurant
Mr D Chahal
- The Committee OBJECTED to this application on the grounds that this proposal would exacerbate the already high level of traffic in this locality, and that the resulting congestion would prove detrimental to neighbouring properties.
- Cllr Sellears left the meeting.
- TRE/EPF/7/04** **8 Connaught Avenue** TPO 31/88: 3 Limes – crown lift
Mr H Musaphia to 5m, and reduce as previously
(up to 4m)
- The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.
- EPF/388/04** **Bird & Fairley,
269 High Road** Installation of new shop front and
Bird & Fairley security grille
- The Committee had NO OBJECTION to this application.
- A/EPF/389/04** **Bird & Fairley,
269 High Road** Installation of illuminated fascia
Bird & Fairley and side projecting signs
- The Committee had NO OBJECTION to this application.
- EPF/427/04** **25A York Hill** Change of use from retail to A2
London & City use
Properties
- The Committee had NO OBJECTION to this application.
- EPF/437/04** **25 Connaught Avenue** Erection of single and two storey
Mr R Bassi side extensions, and rear dormer
windows
- The Committee had NO OBJECTION to this application.
- EPF/438/04** **1 Brook Road** Loft conversion with side dormer
Ms D Elster window
- The Committee had NO OBJECTION to this application.
- A/EPF/451/04** **Hillside Tandoori** Erection of illuminated box sign
128 Church Hill
Messers M Uddin & A
Aziz
- The Committee had NO OBJECTION to this application.
- EPF/472/04** **6 Nafferton Rise,** First floor side extension above
High Road garage and conversion of garage
Mr & Mrs B Heilbron to games room
- The Committee had NO OBJECTION to this application.

P630 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 5th April 2004

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 5th April 2004 at 7.30 p.m. at 1 Buckingham Court.

Present: R J Wilmot (in the Chair)
T G Owen B R Saggars
M E Taylor M W Wardle

Also in Attendance:

Officers: P Roden (Properties and Projects Officer)
A L Harriss (Planning Committee Clerk/Administrative Assistant)
7 Members of the public

P631 Apologies for Absence

Apologies for absence had been received from Cllrs Ford and Hogan.

P632 Declarations of Interest

No Declarations of Interest were made.

P633 Confirmation of Minutes

The Minutes of the meeting of 22nd March 2004 were AGREED as a correct record and signed by the Chairman.

P634 Matters for Report

P634.1 Notice of Appeal – Change of use of the land from woodland to residential curtilage – 1, 2 & 3 Ripley View, Debden Green

The Committee felt that it required more time to debate this appeal fully and DECIDED to seek an extension to the deadline in order to do so.

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

634.2 EPF/185/04 – 13 Pump Hill – Formation of new first floor with pitched roof and extension to front at ground floor (amended plans) – Min. No. P414

A member of the public with an interest in this application addressed the meeting. The Committee reiterated its previous OBJECTIONS to the application.

P634.3 Notice of Appeal – EPF/867/03 – Town & Country Planning Act 1990, Appeal by Rialto Homes plc, 105-107 High Road

The Committee NOTED the above appeal.

P634.4 EPF/74/04 – Woodbury Hollow, Woodbury Hill, Dormer extension and balcony to an already improved extension – Min. No. 607

The Committee REITERATED its previous objections.

P634.5 EPF/381/04 – 12-30 Church Hill, Demolition of existing buildings and erection of new three storey block of 24 no. apartments and 4 no. retail units with 24 car parking spaces (revised application)

The Committee AGREED that Cllr Wardle would speak on its behalf at the relevant Epping Forest District Council Planning Meeting.

P635 Planning Applications

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

- | | | |
|---|---|--|
| EPF/328/04 | 10 The Beacons
Mr D Ingrham | Two storey side and rear extensions |
| The Committee had NO OBJECTION to this application. | | |
| EPF/373/04 | 8 West View
Mr & Mrs Gee | Erection of first floor side extension and ground floor front and side extensions |
| The Committee had NO OBJECTION to this application. | | |
| EPF/390/04 | 22 Hilltop
Mr J Silkman | Two storey side extension and single storey rear extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/456/04 | 2 Central Stores, Roding Road
Mr D S Chahal | Single storey building to provide A1 retail shop |
| The Committee OBJECTED to this application on the grounds that this proposal would exacerbate the already high level of traffic in this locality, and that the resulting congestion would prove detrimental to neighbouring properties. The Committee further felt that the proposed application would over-intensify the retail area and result in a lack of parking as well as space for deliveries, contrary to STC2 of Epping Forest District Council's Adopted Local Plan. | | |
| CLD/EPF/490/04 | 40 Brooklyn Avenue
Mrs L Little | Application for certificate of lawfulness for proposed loft conversion with rear dormers |
| The Committee NOTED this application. | | |
| EPF/495/04 | 145 Roding Road
Mr T Kozlowski | Timber platform/stairs to rear garden |
| The Committee had NO OBJECTION to this application. | | |
| EPF/523/04 | Royal Oak Forest Road
Enterprise Inns PLC | Replace 2 no. rear windows with two pairs of doors and create decking area (revised application) |
| The Committee had NO OBJECTION to this application. | | |
| EPF/525/04 | 36 Sedley Rise
Mr N O'Sullivan | Two storey side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/555/04 | 14 Roundmead Close
Mr R Wolfe | First floor extension over existing garage |
| The Committee had NO OBJECTION to this application. | | |

EPF/556/04 **10 Church Lane** Single storey rear extension
Mr S Snook

The Committee had NO OBJECTION to this application.

EPF/566/04 **42 High Beach Road** Alterations to front elevation and
Mr & Mrs L Morris new single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/588/04 **38 Millsmead Way** Loft conversion with rear dormer
Mr & Mrs M J Armistead (revised application)

The Committee had NO OBJECTION to this application.

EPF/594/04 **3 Stonards Hill** Erection of two storey rear and
Mr & Mrs P Williams first floor side extension (Revised
application)

The Committee felt that the revision to the previous application made little difference and therefore reiterated its previous OBJECTIONS.

P636 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 19th April 2004

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 19th April 2004 at 7.30 p.m. at 1 Buckingham Court.

Present:

Councillors: T G Owen (in the Chair)
L M Ford B R Saggars
M E Taylor M W Wardle

Also in Attendance:

Officers: A L Harriss (Planning Committee Clerk/Administrative Assistant)
 P Roden (Properties and Projects Officer)

P637 Apologies for Absence

Apologies for absence had been received from Cllr Wilmot.

P638 Declarations of Interest

No Declarations of Interest were made.

P639 Confirmation of Minutes

The Minutes of the meeting of 5th April 2004 were AGREED as a correct record and signed by the Chairman.

P640 Matters for Report

P640.1 Notice of Appeal – Change of use of the land from woodland to residential curtilage – 1, 2 & 3 Ripley View, Debden Green

The Committee NOTED that the request to seek an extension to the deadline for the above appeal was refused by the Planning Inspectorate on 8th April. The Committee Clerk was asked to write to Epping Forest District Council and convey the Committee's support for the planning staff regarding any action that they care to take regarding the above appeal. The letter must also note that the people of Loughton fought hard to stop the enclosure of land years ago.

P641 Planning Applications

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

EPF/483/04 **32 Traps Hill** Two storey side and single storey rear extension. Loft conversion with front and rear dormer windows
Mr & Mrs R Stannard

The Committee had NO OBJECTION to this application.

EPF/488/04 **16 High Beech Road** Installation of doors for disabled persons' access
Loughton Masonic Hall
Co

The Committee had NO OBJECTION to this application.

EPF/491/04 **38 Albion Hill** Erection of two storey front balcony extension
Mr & Mrs D Ward

The Committee had NO OBJECTION to this application.

EPF/498/04 **15 Ollards Grove** Single and two storey side and rear extension
Mrs J A Gilding

The Committee had NO OBJECTION to this application.

CLD/EPF/586/04 **7 Wellfields** Certificate of lawfulness for a single storey rear extension
Mrs J Wickstead

The Committee had NO OBJECTION to this application.

EPF/589/04 **8 Church Lane** Single storey rear extension
Mr & Mrs J Green

The Committee had NO OBJECTION to this application.

EPF/619/04 **58 Traps Hill** Loft conversion and roof extension; two storey rear extension and conservatory
Mr J Prall

The Committee OBJECTED to this application as it would not be in keeping with the street scene contrary to Policy DBE10 of the Epping Forest District Council's Adopted Local Plan.

EPF/637/04 **51 Harwater Drive** Single storey rear extension
Mr & Mrs M Andrews

The Committee had NO OBJECTION to this application.

EPF/641/04 **15 Barnfields** Two storey rear extension
Mr Spillane

The Committee OBJECTED to this application which would result in a loss of light to the neighbouring property contrary to Policy DBE9 of Epping Forest District Council's Adopted Local Plan.

EPF/648/04 **34 Queens Road** Erection of single and part two
Mr & Mrs C Pover storey rear extension and front
porch

The Committee had NO OBJECTION to this application.

EPF/659/04 **7 Kings Green** Rear conservatory
Mr A Shipp

The Committee had NO OBJECTION to this application.

EPF/669/04 **Loughton Fire Station** Single storey storage building
Old Station Road
Essex Fire & Rescue
Service

The Committee had NO OBJECTION to this application.

P642 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 4th May 2004

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Tuesday 4th May 2004 at 7.30 p.m. at 1 Buckingham Court.

Present:

Councillors: M W Wardle (in the Chair)
L M Ford T G Owen
B R Sagers

Also in Attendance:

Councillor: L J Harris (to Min. no. P647 EPF/650/04)

Officer: A L Harriss (Planning Committee Clerk)
3 Members of the public

P643 Apologies for Absence

Apologies for absence had been received from Cllr Wilmot. In the absence of both the Chairman and Vice-Chairman, Cllr Wardle was elected to be Chairman.

P644 Declarations of Interest

No Declarations of Interest were made.

P645 Confirmation of Minutes

The Minutes of the meeting of 19th April 2004 were AGREED as a correct record and signed by the Chairman.

P646 Matters for Report

P646.1 Appeal by Blakelands Properties Limited – Proposed development: Outline application for the demolition of existing dwelling and construction of three detached houses - 7 Shelley Grove. Date of hearing: Wednesday 5th May at 10.00 a.m.

The Committee DECIDED that it had not received sufficient notice of this appeal particularly if a representative had wished to speak, as the letter was received on 27th April and could not be taken into account until the next planning meeting on 4th May. The Committee Clerk was asked to contact Epping Forest District Council and convey that the Committee would appreciate more than two weeks notice of future appeals.

P646.2 EPF/241/02 – 119 Roding Road

Following a planning meeting on 23rd February, the Committee Clerk contacted Epping Forest District Council regarding the apparent lack of a crossover and the provision for the parking of lorries in the car park. The Committee NOTED that John Gilbert, Head of Environmental Services at Epping Forest District Council had investigated the matter. Mr Gilbert reported that an enforcement officer had visited the site and there is a crossover. The Planning Department reported that there are no conditions regarding the parking of lorries in the car park.

P647 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward EPF/650/04 – 3 Upper Park, as members of the public were interested in these plans.

EPF/650/04	3 Upper Park Upper Park Development Limited	Erection of two storey side extension and conversion of property into 5 x one bedroom flats
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The Committee OBJECTED to this application as it would result in the loss of amenities to neighbouring properties and would be detrimental to the street scene contrary to Policy DBE10 of the Epping Forest District Council's Adopted Local Plan. The Committee also felt that it would result in over-development and excessive noise and disturbance to residents contrary to Policy DBE11 of the Epping Forest District Council's Adopted Local Plan. The Committee AGREED to be represented at the relevant Area Plans Sub-Committee A meeting.

Cllr Harris left the meeting.

TRE/EPF/476/04	33 The Drive Thelma Segal	TPO/EPF/25/94: Oak – reduce two lowest laterals; reduce back over-hanging branches from garage roof
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The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

EPF/479/04	46 Oakwood Hill I & D Faulds	Rear conservatory
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The Committee had NO OBJECTION to this application.

TRE/EPF/609/04	10 Monkchester Close Mr M Cushway	TPO/7/91: 3 x Oak – reduce to previous points
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The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

TRE/EPF/610/04	8 Cleves Close Mrs Scott	TPO/EPF/2/93: Ash, Oak, Field Maple – reduce as specified
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The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

TRE/EPF/614/04	3 Woodbury Hill Linda Cadwallader	TPO/CHI/2/68: Pine/Oak/Ash – crown reduction
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The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

TRE/EPF/652/04 **7 Warren Hill** TPO/7/79: Oak and Hornbeam –
Ms N J Collier reduce by 25%

The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

EPF/674/04 **152 Church Hill** Two storey and single storey rear
Mr R Patel extensions to rear of retail shop
(revised application)

The Committee had NO OBJECTION to this application.

EPF/680/04 **10 Queens Road** Two storey side extension
Mr & Mrs S Ferguson

The Committee had NO OBJECTION to this application.

EPF/681/04 **47 Valley Hill** Loft conversion with side facing
Mr A Black roof extension

The Committee had NO OBJECTION to this application.

TRE/EPF/705/04 **Epping Forest College,** TPO/17/88: Cedar – reduce limbs
Borders Lane to give roof clearance of 1.5m
Mr P Hayter

The Committee had NO OBJECTION to this application subject to the approval of the District Council's Arboricultural Officer.

EPF/714/04 **Westwood House,** First floor rear extension
10 High Road
Mr & Mrs P Dickinson

The Committee had NO OBJECTION to this application.

EPF/715/04 **23 Greenfields** Two storey side and front
Mr R Shatford extension

The Committee had NO OBJECTION to this application.

EPF/722/04 **Star Bookmakers,** Installation of 1.0m diameter
42 Pyrles Lane satellite antenna on flat roof of
Satellite Information rear extension
Services Ltd

The Committee had NO OBJECTION to this application.

EPF/725/04 **15A Alderton Hill** Application for revision of
Mr E Spielman Condition 4 of planning
permission EPF/1901/03 to install

2099	Select Business Equipment Ltd	Stationery	11.76	78.96
2100	Mr Leslie Hall	Grave digging		1,485.00
2101	J McLintock & Sons Ltd	RVRec & WRPF changing rooms repairs	22.11	148.46
2102	Epping Forest District Council	Refund of VAT overpaid	103.42	103.42
2103	Arwin Services	Kingsley Hall cleaning	63.00	423.00
2104	London Energy plc	Kings Green, RVRec, WRPF	43.59	344.35
2105	Michael Sellears	Councillors' expenses		5.60
2106	Cash	Reimburse petty cash	5.96	112.36
Tfr	No2 a/c	Reimburse imprest		15,468.65
2107	Foskett Marr Gadsby & Head	Purchase of Transformer Chamber URC site	101.50	10,870.75
2108	London Energy	Cemetery & Kingsley Hall	10.29	180.95
2109	Arwin Services	Cleaning Buckingham Court	46.38	311.38

Signed

Date: 17th May 2004

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 17th May 2004 at 7.30 p.m. at 1 Buckingham Court.

Present:

Councillors: R J Wilmot (in the Chair)

L M Ford T G Owen

B R Sagers M W Wardle

Also in Attendance:

Officer: A L Harriss (Planning Committee Clerk)

P651 Apologies for Absence

No apologies for absence had been received.

P652 Declarations of Interest

CLr Ford declared a prejudicial interest in application EPF/849/04 and left the room whilst this item was discussed.

P653 Confirmation of Minutes

The Minutes of the meeting of 4th May 2004 were AGREED as a correct record and signed by the Chairman.

P654 Matters for Report

P654.1 Amended Location Plan – EPF/198/04 – Outline application for detached two storey dwelling and detached garage – 16 Kirby Close – Min. No. P620

The Committee had NO OBJECTION to the outline application as detailed on the 1:500 scale site plan as more amenity space was shown, but felt that the outline detailed on the 1:1250 amended scale site plan was not accurate by reason of the plan showing a different boundary line.

P654.2 Local Plan Alterations – results of Key Issues Consultation – Min. No. P598.1

The Committee NOTED that the results of the key issues consultation can be viewed at the council offices.

P654.3 Appeal by Blakelands Properties Limited, 7 Shelley Grove – Min. No. P646.1

The Committee NOTED that Planning Services at Epping Forest District Council will send letters regarding appeal hearings by first class post, if they cannot be sent in good time via the messenger service.

P655 Planning Applications

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

- | | | |
|--|---|--|
| EPF/741/04 | 47 Pyrles Lane
Mr B Heard | First floor side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/744/04 | 71 Church Lane
Mr and Mrs Beales | Demolition of existing dwelling
and erection of replacement
dwelling |
| The Committee had NO OBJECTION to this application. | | |
| EPF/747/04 | 4 Pond Field End
Mr and Mrs E
Richardson | Loft conversion and installation
of dormer windows at front and
rear, and erection of rear
conservatory |
| The Committee had NO OBJECTION to this application. | | |
| EPF/754/04 | 25 Albion Hill
Mr P Robbins | Loft conversion with front, rear
and side dormers |
| The Committee had NO OBJECTION to this application, but had reservations regarding the window in Bedroom 3. | | |
| CLD/EPF/757/04 | 25 Albion Hill
Mr P Robbins | Certificate of Lawfulness for a
proposed loft conversion |
| The Committee NOTED this application. | | |
| EPF/758/04 | 9 Warren Hill
Mr and Mrs Wall | Erection of first floor extension,
enlargement of roof and erection
of two storey side/rear extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/780/04 | 29 The Avenue
Mr and Mrs R Davis | Single storey rear and side
extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/792/04 | 60 Mannock Drive
Mr J West | Rear conservatory |
| The Committee OBJECTED to this application which it felt would result in overdevelopment of the site and lead to excessive loss of amenity to neighbouring properties by reason of its visual impact contrary to Policy DBE9 (i) of Epping Forest District Council's Adopted Local Plan. | | |
| EPF/794/04 | 51 Collard Avenue
Mr T Sterry & Miss J
Corless | Single storey extensions to front
and rear |
| The Committee had NO OBJECTION to this application. | | |

- EPF/810/04** **6 Valley Hill** Single storey rear extension for storage purposes
Yvonne Thoire
The Committee had NO OBJECTION to this application.
- EPF/818/04** **17 Brady Avenue** New front porch and single storey rear extension
Mr D Beasley
The Committee had NO OBJECTION to this application.
- EPF/823/04** **7 Dunmow Close** Rear conservatory
Mr M Whayling
The Committee had NO OBJECTION to this application.
- EPF/831/04** **Fairview,**
Pollards Close Application to renew planning permission EPF/63/99 for first floor side extension
J Spindlow
The Committee was unable to comment on this application without the plans. The Committee Clerk was asked to contact Epping Forest District Council to obtain the plans and request an extension.
- EPF/835/04** **21 Broadstod** Erection of two storey front and rear extensions, alterations to front dormer
Mr & Mrs P Riddles
The Committee had NO OBJECTION to this application.
- EPF/849/04** **12 Albion Park** Two storey/single storey rear extensions and front porch (removal of utility room extension and brick garden shed)
Mr & Mrs D Creevy
Cllr Ford left the meeting whilst this item was discussed.
The Committee had NO OBJECTION to this application.
Cllr Ford returned to the meeting.

P656 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 1st June 2004

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Tuesday 1st June 2004 at 7.30 p.m. at 1 Buckingham Court.

Present:

Councillors: R J Wilmot (in the Chair)
 L M Ford T G Owen
 B R Saggars M E Taylor
 M W Wardle

Also in Attendance:

Officer: A L Harriss (Planning Committee Clerk)

P657 Apologies for Absence

No apologies for absence had been received.

P658 Declarations of Interest

No Declarations of Interest were made.

P659 Confirmation of Minutes

The Minutes of the meeting of 17th May 2004 were AGREED as a correct record and signed by the Chairman.

P660 Matters for Report

P660.1 EPF/831/04 - Application to renew planning permission EPF/63/99 for first floor side extension – Fairview, Pollards Close, Min. no. P654

The Committee had NO OBJECTION to this application and did not have any further comments.

P660.2 Amended plans and description – addition of rear conservatory EPF/835/04 – 21 Broadstrood

The Committee OBJECTED to the amended plans on the basis of the development's excessive scale, form and elevations, which are contrary to Policy DBE10 of Epping Forest District Council's Adopted Local Plan.

P660.3 TRE/EPF/7/04, 8 Connaught Avenue – TPO 31/88: 3 Limes – crown lift to 5m, and reduce as previously (up to 4m) & Committee's comments for future tree applications

Following a letter from Mr Chris Neilan, Landscape Officer & Arboriculturist at Epping Forest District Council, the Committee AGREED to review its previous comment, and substitute it with: "The Committee is concerned about any proposal which may have a detrimental effect on the health, appearance or amenity value of any preserved tree. However, the Town Council has no objection to the proposal, subject to the District Council's Arboricultural Officer being satisfied that it conforms with the relevant Local Plan Policy". It was agreed that this would be a standard form of words in the future for applications affecting preserved trees where the Town Council had no objection.

P661 Planning Applications

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

- | | | |
|--|---|---|
| EPF/677/04 | 96 Forest Road
Mr L Randell & Ms D
Wijesuriya | Installation of rear dormer
window |
| The Committee had NO OBJECTION to this application. | | |
| EPF/717/04 | 6 The Summit
Mr K Griffiths | Single storey side extension and
two front bay windows |
| The Committee had NO OBJECTION to this application. | | |
| A/EPF/724/04 | 1 Valley Hill
Mr M Reynolds | Externally illuminated fascia sign
by trough light above |
| The Committee had NO OBJECTION to this application. | | |
| EPF/748/04 | 32 South View Road
Mr and Mrs D Mooney | Porch and two storey side
extensions |
| The Committee had NO OBJECTION to this application, but would prefer to see a
hipped end. | | |
| A/EPF/805/04 | OCE Building,
Langston Road
Workout Ltd | Retention of temporary sign |
| The Committee had NO OBJECTION to this application. | | |
| TRE/EPF/888/04 | 1-8 St Johns Lodge,
1 St Johns Road
St Johns' Lodge
Management Ltd | TPO 30/88: Dead/diseased elms –
fell; 3 sycamores – reduce by
25% |
| The Committee is concerned about any proposal which may have a detrimental
effect on the health, appearance or amenity value of any preserved tree. However,
the Town Council has no objection to the proposal, subject to the District
Council's Arboricultural Officer being satisfied that it conforms with the relevant
Local Plan Policy. The Committee requested that an indigenous tree be replanted. | | |
| EPF/889/04 | 44 Park Hill
M P Gould | First floor side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/893/04 | 59 Church Lane
Mr M Mirza | Two storey side and single storey
side and front extensions, roof
alterations with dormer window
to side |

The Committee OBJECTED to this application as it felt that it would result in over-development, contrary to Policy DBE10 of Epping Forest District Council's Adopted Local Plan.

- | | | |
|--|---|---|
| EPF/898/04 | 60 Borders Lane
A Veli & P Veli | Proposed storage compound at rear (revised application) |
| The Committee had NO OBJECTION to this application. | | |
| CLD/EPF/907/04 | 114 Jessel Drive
Mr W Parsons | Certificate of lawfulness for proposed single storey front extension |
| The Committee NOTED this application. | | |
| EPF/911/04 | 48 Tycehurst Hill
Mr & Mrs Chipperfield | Two storey side and single storey rear and side extensions |
| The Committee had NO OBJECTION to this application. | | |
| EPF/930/04 | 27 Traps Hill
Mrs Cameron | Erection of detached garage with loft room located in front garden |
| The Committee had NO OBJECTION to this application. | | |
| EPF/935/04 | 2 Carroll Hill
Mr E C Page | Two storey side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/940/04 | Roding Valley High School, Sports Field, Roding Road
Mr G Mangan | Erection of 2.7m fencing at perimeter of sports field |
| The Committee had NO OBJECTION to this application. | | |
| EPF/945/04 | 81 Jessel Drive
Mr & Mrs G Law | Single storey front extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/950/04 | Mannock Drive Methodist Church, Mannock Drive
Trinity Church D.C.C. | Outline application for the demolition of church and halls, and build new church centre, halls and 26 no. flats |
| The Committee had NO OBJECTION to this application. | | |
| EPF/977/04 | 3 Brancaster Place Church Hill
Mr & Mrs M Tidmarsh | Demolition of existing conservatory and replace with single storey rear extension |
| The Committee OBJECTED to this application which it felt would lead to excessive loss of amenity to neighbouring properties by reason of its visual impact contrary to Policy DBE9 (i) of Epping Forest District Council's Adopted Local Plan. | | |

P662 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P663 Justices' Licences:

The Committee NOTED the following application for transfer of Justices' Licence:

Thresher, 96 High Road**P650 Accounts for Payment**

The following accounts for payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
2123	Corporate Document Services Ltd	Stationery	38.49	258.45
2124	Glenny	Buckingham Crt service charge	82.76	555.66
2125	Essex County Council	WRPF works and grounds maintenance	296.96	1993.88
2126	SLCC	Conference		30.00
2127	Orion Media Marketing Ltd	Fax cartridge & cassette	4.71	31.66
2128	British Telecommunications	Buck Crt and Cemetery	77.52	520.57
2129	Thames Water Utilities Ltd	Buckingham Court		23.03
2130	Epping Forest District Council	Rates; RVRec Ch Rms, K Hall, WRPF Ch Rms, Buck Crt		1203.00
2131	AtoZ Supplies	Stationery	22.57	151.54
2132	Hagemeyer UK Ltd	Park Warden supplies	12.92	86.72
2133	Holland Air Conditioning Ltd	Servicing of Buck Crt units	26.25	176.25
2134	Playground Management Ltd	Safety inspections	72.28	485.28
2135	Arwin Services	Buck Crt cleaning	46.38	311.38
2136	Louise R Fuller	Chairman's reception expenses	5.28	75.20
2137	AtoZ Supplies	Stationery	7.01	47.04
2138	Service Publications Ltd	Newsletter printing		950.00
2139	Thames Water Utilities Ltd	RVRec, Cemetery & WRPF		207.78
2140	Lloyd Williams	Surveyors fees for former URC	96.25	646.25
2141	Cash	Reimburse petty cash	2.98	62.30

Signed

Date: 28th June 2004