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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 28<sup>th</sup> June 2004 at 7.30 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
M L Daniel    B W Moore    E C Murphy  
R E Pearce    M W Wardle    J L Woods

**Also in Attendance:**

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

**P1     Apologies for Absence**

No apologies for absence had been received.

**P2     Declarations of Interest**

Cllr Pearce declared a personal but non prejudicial interest in item A/EPF/430/04.

**P3     Confirmation of Minutes**

The Minutes of the meeting of 1<sup>st</sup> June 2004 were AGREED as a correct record and signed by the Chairman.

**P4     Matters for Report**

**4.1     Notice of Appeal - A/EPF/451/04 - Hillside Tandoori, 128 Church Hill - retention of illuminated projecting box sign – Min. No. P629**

The Committee NOTED the above appeal.

**4.2     Notice of Appeal – Change of use of the land from woodland to residential curtilage. Enforcement Notice relating to land at the rear of 1, 2 & 3 Ripley View – Min. No. P640**

The Committee NOTED the above appeal.

**4.3     Housing growth in Epping Forest District**

All members confirmed receipt of the letter from the Chairman of the Loughton Residents' Association regarding the above matter. The Committee NOTED that this matter will be on the agenda of the next meeting of the planning committee.

**4.4     Consultation on proposed alterations to the Epping Forest District Local Plan 1998 – First Deposit**

Members of the Planning Committee each received a copy of the Local Plan Alterations First Deposit, June 2004. The Committee NOTED that this matter will be on the agenda of the next meeting.

**P5     Planning Applications**

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following items EPF/1006/04 – 50 High Road, and EPF/1020/04 – 66 Wellfields and land to rear of 60-66 Wellfields, as members of the public were interested in these applications.

- |  |  |  |
|--|--|--|
| <b>EPF/1006/04</b>   | <b>50 High Road</b><br>Lesley Wright   | Application to waive conditions 7 and 8 regarding fencing and car parking of planning permission EPF/1817/01 to allow the erection of security fence to the side of the site |
| The Committee OBJECTED to this application and felt that Conditions 7 and 8 should not be relaxed on the grounds of highway safety.  |  |  |
| <b>EPF/1020/04</b>   | <b>66 Wellfields and land to rear of 60-66 Wellfields</b><br>Town & Countryside Land Acquisition & Development | Outline application for the demolition of dwelling at no. 66 Wellfields and erection of 8 no. dwellings together with construction of an estate road                         |
| The Committee had NO OBJECTION to this application, but would prefer that the number of dwellings be restricted to No. 8, with a minimum of one and a half car parking spaces per dwelling.  |  |  |
| <b>A/EPF/430/04</b>  | <b>68 The Broadway</b><br>Epping Forest College  | Embossed internally illuminated shop sign  |
| The Committee had NO OBJECTION to this application.  |  |  |
| <b>EPF/730/04</b>  | <b>12 Kenilworth Gardens</b><br>Mr M G Freitas   | First floor side extension   |
| The Committee had NO OBJECTION to this application, but would prefer the window in Bedroom 3 to have obscure glass and fixed casements.  |  |  |
| <b>TRE/EPF/796/04</b>  | <b>1-36 The Heights</b><br>Prof H Mann   | TPO 19/93; Oak and 2 x Ash; Selective reduction as specified. (Repeat of previous)   |
| 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. |  |  |
| <b>EPF/838/04</b>  | <b>45 Barncroft Close</b><br>Miss T A Cunnington   | Rear conservatory  |
| The Committee had NO OBJECTION to this application, but would prefer the party side of the rear conservatory to be brick or of solid construction.   |  |  |
| <b>EPF/915/04</b>  | <b>23 Sedley Rise</b><br>Mr C Corrway  | Rear conservatory  |
| The Committee had NO OBJECTION to this application.  |  |  |
| <b>EPF/959/04</b>  | <b>152 River Way</b><br>Mrs D J Sullivan   | Conversion of garage to habitable room and erection of a rear conservatory   |
| The Committee had NO OBJECTION to the rear conservatory or conversion of the garage, but was concerned about adequate off street parking provision.  |  |  |

- EPF/993/04**                      **8 Sparelease Hill**                      Erection of new house to replace existing  
Mr & Mrs P Dhaliwal
- The Committee had NO OBJECTION to this application, but would prefer the utility room not to have a window. The Committee would also prefer the window in the shower room to have obscure glass and had concerns about the height of the patio/balcony.
- EPF/1015/04**                      **50 Greensted Road**                      Single storey side and rear extensions  
Lillian Hinson
- The Committee had NO OBJECTION to this application.
- EPF/1022/04**                      **10 Grasmere Close**                      Two storey side extension  
Mr & Mrs Tisi
- The Committee had NO OBJECTION to this application.
- EPF/1023/04**                      **175 Smarts Lane**                      First floor rear extension over existing terrace  
T Woznicki
- The Committee had NO OBJECTION to this application.
- EPF/1029/04**                      **49 Valley Hill**                      Loft conversion with side facing roof extension  
Mr & Mrs Hockley
- The Committee had NO OBJECTION to this application, but would prefer the roof to have a hipped end to reduce the visual impact.
- EPF/1033/04**                      **67 Tycehurst Hill**                      Erection of a) two storey rear extension, with second floor dormer window in new roof over, b) ground floor rear conservatory extension, c) ground floor front porch, and d) ground floor front extension to garage  
Mr K O'Connor
- The Committee had NO OBJECTION to this application, but would prefer the conservatory roof to be considerably lower to lessen the visual impact.
- EPF/1034/04**                      **67 Tycehurst Hill**                      Erection of a) two storey rear extension, with second floor dormer window in new roof over, b) ground floor front porch, and c) ground floor front extension to garage  
Mr K O'Connor
- The Committee had NO OBJECTION to this application.
- EPF/1037/04**                      **52 Southern Drive**                      Erection of detached garage in rear garden of property  
Mr M Grace
- The Committee had NO OBJECTION to this application.
- TRE/EPF/1079/04**                      **96-98 York Hill**                      TPO 6/00; 2 Ash trees, fell and replace.  
Mr & Mrs V Goldstein
- 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 mature ash trees be replanted in a similar location.

The Committee AGREED to adjourn the meeting following items 6 & 7 and asked the Planning Committee Clerk to seek an extension for the remaining planning applications.

**P6 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P7 Justices' Licences:**

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

**Chong's, 202 High Road**

**Safeway, 246-250 High Road**

**Sainsbury's Supermarkets Ltd, Old Station Road**

Signed .....

Date: 12<sup>th</sup> July 2004

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**LOUGHTON TOWN COUNCIL****PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 12<sup>th</sup> July 2004 at 7.30 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
M L Daniel    B W Moore    E C Murphy  
R E Pearce    M W Wardle    J L Woods

**Also in Attendance:**

**Councillor:** W T Lattimore (to Min. no. P14 EPF/1009/04)

**Officer:** A L Harriss (Planning Committee Clerk)

**P8 Apologies for Absence**

No apologies for absence had been received.

**P9 Declarations of Interest**

No Declarations of Interest were made.

**P10 Confirmation of Minutes**

The Minutes of the meeting of 28<sup>th</sup> June 2004 were AGREED as a correct record and signed by the Chairman.

**P11 Matters for Report****11.1 Amended plans EPF/835/04 – 21 Broadstrood, Min. no. P660.2**

Cllr Daniel declared a personal but non prejudicial interest in the above application. The Committee reiterated its previous OBJECTIONS.

**11.2 Amended plans EPF/498/04 – 15 Ollards Grove, Min. no. P641**

The Committee had NO OBJECTION to this application.

**P12 Housing growth in Epping Forest District**

The Committee AGREED that a letter about housing growth in Epping Forest District, of which a draft had been supplied, and which was intended to be signed by all town and parish councils in the district, should be sent to the Deputy Prime Minister. It would include the address of Loughton Town Council for acknowledgement purposes, and would not identify organisations other than the recipients and the signatories.

**P13 Consultation on proposed alterations to the Epping Forest District Local Plan 1998 – First Deposit**

The Committee requested the Planning Clerk to produce a draft of its comments (including those submitted by Cllrs Pearce and Wardle) on the Local Plan Alterations First Deposit, June 2004. The comments will be reviewed and confirmed during the next meeting of the planning committee.



- A/EPF/1108/04**      **187 High Road**      Installation of illuminated fascia  
T H Jennings (Harlow      and shop signs and non-  
Pools) Ltd      illuminated canopy
- The Committee had NO OBJECTION to the horizontal sign and non-illuminated canopy, but felt that the vertical illuminated signs would not be in keeping with the street scene contrary to DBE13 (i) of Epping Forest District Council's adopted Local Plan.
- CLD/EPF/1118/04**      **Unit 3 Centric Parade,**      Certificate of lawfulness for use  
**200 High Road**      as coffee shop  
Starbucks Coffee (UK)  
Ltd
- The Committee NOTED this application.
- EPF/1128/04**      **30 Mornington Road**      Single storey front extension  
M Abbott
- The Committee had NO OBJECTION to this application.

The Committee AGREED to defer consideration of the remaining applications to the next meeting and asked the Planning Committee Clerk to seek an extension for them.

**P15 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P16 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
2159	Public Works Loans Account	Buckingham Crt loan repayment		14103.23
2160	Arwin Services	Buckingham Crt & K Hall cleaning	109.38	734.38
2161	Essex County Council	WRPF grounds maintenance (May 2004)	116.71	783.63
2162	J McLintock & Sons Ltd	RVRec, repairs to changing room door	6.67	44.79
2163	Greenside Landscapes	Replacement post at Kings Green	8.75	58.75
2164	Superintendent Registrar	Certificate for Civilian War Dead Plaque (Havering)		7.00
2165	Superintendent Registrar	Certificate for Civilian War Dead Plaque (Tower Hamlets)		14.00
2166	Able Glaze UK	Boarding windows, former URC	38.15	256.15
2167	TBS Hygiene	Bin emptying, WRPF	10.23	68.73
2168	Tim Moya Tree Services	Work at Cemetery	91.00	611.00
2169	Cash	Reimburse petty cash	5.96	72.57
2170	Browns of Loughton Ltd	Van spares	11.82	79.36
2171	EALC	Training course fees 14 July 2004		312.00
D/D	Compuserve	Subscription (June)		16.05
2172	LTSB Commercial Finance Ltd	Noticeboard repairs	10.33	69.33
2173	London Energy Plc	Cemetery, Roding Valley Rec, Buck Crt, Kingsley Hall & WRPF	24.88	522.54

Signed .....

Date: 26<sup>th</sup> July 2004

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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 26<sup>th</sup> July 2004 at 7.30 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

R E Pearce

J L Woods

**Also in Attendance:**

**Officer:** P S Roden (Properties and Projects Officer)

4 Members of the public

**P17 Apologies for Absence**

Apologies for absence had been received from Cllr Wardle.

**P18 Confirmation of Minutes**

The Minutes of the meeting of 12<sup>th</sup> July 2004 were AGREED as a correct record and signed by the Chairman.

**P19 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in item EPF/202/04.

**P20 Matters for Report**

**P20.1 EPF/1750/03 – Marks & Spencer (Lambs Garage Site), 161 High Road - Discharge of Conditions 29 (Finishes and Materials), 30 (Glazed Screens) and 32 (Landscaping) - Min. no. P550**

The Committee had NO OBJECTION to this application but would prefer to see a matt painted finish to the PVF2 coated aluminium cladding. The Committee had reservations concerning the sheffield cycle stands and would like cyclists to be consulted as to their preferences. The demarcation bollards should be higher and more visible.

Cllr Pearce left the meeting.

**P20.2 Notice of Appeal – EPF/202/04 - Land rear of 2-4 Goldings Hill – Relaxation of condition 7 of planning approval ref. EPF/170/02 which controls parking associated with the four, one-bedroom flats development in Harwater Drive and staff of 2-4 Goldings Hill - Min. no. P614**

The Committee reiterated its previous OBJECTIONS to this application.

Cllr Pearce returned to the meeting.

**P20.3 Amended plans – EPF/893/04 - 59 Church Lane - Two storey side and single storey side and front extensions, roof alterations with dormer window to side - Min. no. P661**

The Committee had NO OBJECTION to this application.

**P21 Consultation on proposed alterations to the Epping Forest District Local Plan 1998 – First Deposit – Min. No. P4.4**

The Committee reviewed the draft of its comments on the Local Plan Alterations First Deposit, June 2004. The amendments and additions made will be incorporated into the final version, which will be sent to members of the planning committee.

**P22 Planning Applications**

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

- |   |   |  |
|---|---|--|
| <b>EPF/1155/04</b>  | <b>158 Forest Road</b><br>Mr B Edwards                    | Demolish existing house and construct new dwelling   |
| The Committee OBJECTED to this application on the grounds of loss of amenity to neighbours in respect of visual impact, overlooking, and noise, contrary to policy DBE9 of the Epping Forest District Council's adopted Local Plan. |   |  |
| <b>EPF/1157/04</b>  | <b>67 Meadow Road</b><br>Dean Seacombe                    | Loft conversion with side dormer window and ground floor rear extension  |
| The Committee had NO OBJECTION to this application.   |   |  |
| <b>EPF/1166/04</b>  | <b>27 Grosvenor Drive</b><br>Paul Hobday & Corrine Pattie | Single storey rear extension and single storey detached garage to rear   |
| The Committee had NO OBJECTION to this application.   |   |  |
| <b>EPF/1172/04</b>  | <b>105 Smarts Lane</b><br>Mr J Ward                       | Garage conversion to living area   |
| The Committee had NO OBJECTION to this application.   |   |  |
| <b>EPF/1141/04</b>  | <b>78 Queens Road</b><br>Mr & Mrs S Scott                 | Single storey extensions to front, side and rear. (Amendment to planning approval EPF/986/03 removing first floor element) |
| The Committee had NO OBJECTION to this application.   |   |  |
| <b>EPF/1145/04</b>  | <b>18 Fallow Fields</b><br>Mr & Mrs D Smyth               | Erection of front porch  |
| The Committee had NO OBJECTION to this application.   |   |  |
| <b>EPF/1149/04</b>  | <b>7 Stanmore Way</b><br>Mr & Mrs K Shore                 | Demolition of existing bungalow and erection of two storey house   |
| The Committee OBJECTED to this application on the grounds of visual impact contrary to policy DBE9 of the Epping Forest District Council's adopted Local Plan.  |   |  |
| <b>EPF/1193/04</b>  | <b>25 Connaught Avenue</b><br>Mr & Mrs R Bassi            | Erection of single and two storey side extensions and rear dormer windows (revised application)                            |
| The Committee had NO OBJECTION to this application.   |   |  |
| <b>EPF/1208/04</b>  | <b>8 Colson Road</b><br>Ms M Shaw                         | Two storey side extension  |
| The Committee had NO OBJECTION to this application.   |   |  |

- |   |   |   |
|---|---|---|
| <b>EPF/1213/04</b>                                  | <b>94 River Way</b><br>Mr & Mrs R Zarebski                              | Erection of summer house  |
| The Committee had NO OBJECTION to this application. |   |   |
| <b>EPF/1230/04</b>                                  | <b>Epping Forest College,<br/>Borders Lane</b><br>Epping Forest College | Two storey 'modular' building to<br>provide replacement classrooms<br>in part of middle car park site |
| The Committee had NO OBJECTION to this application. |   |   |
| <b>EPF/1262/04</b>                                  | <b>23 Greenfields</b><br>Mr R Shatford                                  | Two storey side and front<br>extension (revised application)  |
| The Committee had NO OBJECTION to this application. |   |   |
| <b>EPF/1263/04</b>                                  | <b>Land adj,<br/>Station Road</b><br>Mr M N Barnett                     | Outline application for a single<br>dwelling with integral garage<br>(revised application)            |
| The Committee had NO OBJECTION to this application. |   |   |

The Committee AGREED to defer consideration of the remaining applications to the next meeting and asked the Planning Committee Clerk to seek an extension for them.

**P23 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

Signed .....

Date: 16<sup>th</sup> August 2004

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 16<sup>th</sup> August 2004 at 7.30 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

**P24 Apologies for Absence**

Apologies for absence had been received from Cllr Moore.

**P25 Confirmation of Minutes**

The Minutes of the meeting of 26<sup>th</sup> July 2004 were AGREED as a correct record and signed by the Chairman.

**P26 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in item EPF/1474/04 and left the room whilst this item was discussed. Cllr Sheen declared a personal but non prejudicial interest in item EPF/1286/04. Cllr Woods declared a personal but non prejudicial interest in item EPF/1493/04.

**P27 Matters for Report**

**27.1 Amended plans – EPF/730/04 – First floor side extension – 12 Kenilworth Gardens – Min. No. P5**

The Committee had NO OBJECTION to this application.

**27.2 Further amended plan – EFP/498/04 – Single and two storey side and rear extension – 15 Ollards Grove – Min. No. P14**

The Committee had NO OBJECTION to this application.

**27.3 Extensions to planning applications**

The Committee NOTED that Epping Forest District Council has refused to grant any more extensions to planning applications.

**27.4 Pre-Application Consultation – The Warren, Epping New Road, Warren Hill**

**Option A - 1 no. 2.5m Fire Watch Tower with GRP screening to match existing buildings incorporating 5 x 6 no. antennae, 12m x 3m brick equipment cabin to match existing buildings and ancillary development**

**Option B – 2 no. 25m ‘smart’ tree masts, 1 incorporating 2 x 3 no. antennae, 1 incorporating 3 x 3 no. antennae with 12m x 3m brick equipment cabin to match existing buildings and ancillary development**

The Committee AGREED that Option A – the Fire Watch Tower, would be the most appropriate option for this site.

**P28 Planning Applications**

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

- TRE/EPF/753/04**      **2 Brancaster Place,  
Church Hill**      TPO/3/94: Reduce overhanging  
Mr & Mrs A Wells      branches of T1 Horse Chestnut  
by 3 metres
- 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.
- EPF/1212/04**      **40 Stanmore Way**      Erection of front porch extension  
Mr & Mrs Minkey
- The Committee had NO OBJECTION to this application.
- EPF/1257/04**      **39 Habgood Road**      First floor side roof extension  
Mr & Mrs T Geary
- The Committee had NO OBJECTION to this application.
- EPF/1259/04**      **Imprimo Park, Unit 7,  
Lenthall Road**      Placement of a portakabin in  
Postal Heritage Trust      yard; to side of existing building  
for additional office work space
- The Committee had NO OBJECTION to this application.
- EPF/1273/04**      **44 Greenfields**      Two storey side extension  
S Turnell
- The Committee OBJECTED to this application as it would be detrimental to the street scene contrary to Policy DBE10 of Epping Forest District Council's Adopted Local Plan. The Committee would prefer that the first floor of the property be stepped back by one metre from the boundary line.
- EPF/1274/04**      **26 Cleland Path**      Two storey side extension and  
J Geddes      single storey front and rear  
extension
- The Committee had NO OBJECTION to this application but would prefer that the first floor of the property be stepped back by one metre from the boundary line.
- EPF/1278/04**      **177 Englands Lane**      Single storey rear extension  
Mr & Mrs D Scotchmer
- The Committee had NO OBJECTION to this application.
- EPF/1286/04**      **105 Grosvenor Drive**      Two storey side extension  
Mr E Hurley
- The Committee had NO OBJECTION to this application but would prefer that the first floor of the property be stepped back by one metre from the boundary line.
- EPF/1297/04**      **26 Wellfields**      Extension to front, side and rear  
J Johal      at ground, first and second floor
- The Committee OBJECTED to this application as it was felt that the residential extension would not complement or enhance the appearance of the existing building contrary to Policy DBE10 (ii) of Epping Forest District Council's Adopted Local Plan. The Committee also felt that the development's excessive scale, form and elevation would be contrary to Policy DBE10 (a) of Epping Forest District Council's Adopted Local Plan.

**TRE/EPF/1302/04**     **21 Albion Park**     TPO 27/88: Sycamore; 2m lateral  
Mr E Markham     branch reduction

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.

**EPF/1327/04**     **1 Highland Avenue**     Erection of a detached shed  
Miss M Reynolds

The Committee had NO OBJECTION to this application.

**A/EPF/1229/04**     **155 High Road**     Two illuminated fascia signs  
Peter Johnson – Rhino  
Bedrooms

The Committee had NO OBJECTION to this application.

**EPF/1266/04**     **101 Avondale Drive**     Rear conservatory  
Mr C Clow

The Committee had NO OBJECTION to this application.

**EPF/1305/04**     **15 Meadow Road**     Single storey rear extension  
Ms E Fallman

The Committee had NO OBJECTION to this application.

**EPF/1324/04**     **143 Willingale Road**     Loft conversion with rear roof  
Mr & Mrs Hooper     dormer

The Committee had NO OBJECTION to this application.

**EPF/1349/04**     **Units 3 and units 11/12**     Unit 3, new entrance and canopy,  
**Prospect Business**     and new windows. Units 11/12  
**Park, Langston Road**     new windows  
C W Print

The Committee had NO OBJECTION to this application.

**EPF/1271/04**     **7 Shelley Grove**     Erection of a detached garage  
Mr P Southgate

The Committee had NO OBJECTION to this application.

**EPF/1376/04**     **4 Hilltop Close**     First floor side extension  
Mr N Agass

The Committee had NO OBJECTION to this application.

**EPF/1390/04**     **9 Prescott Green**     Single storey rear extension  
Mr G Russell

The Committee had NO OBJECTION to this application.

- TRE/EPF/1408/04**     **Richmond Court,  
High Road**     TPO 24/88; Limes, Robina and Plum: crown lift, deadwood and sever Ivy, as specified  
John Price & Co
- 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.
- EPF/1427/04**     **114 Jessel Drive**     Single storey front extension  
Mr W Parsons
- The Committee had NO OBJECTION to this application.
- EPF/970/04**     **110 Oakwood Hill**     Vehicle crossover  
Mr G Baker
- The Committee had NO OBJECTION to this application.
- EPF/1422/04**     **62 Alderton Hill**     New front boundary wall and gates, and new vehicular accesses  
Mr A Kanagasundrem
- The Committee had NO OBJECTION to this application.
- EPF/1451/04**     **Alderton County Infant and Junior School, Alderton Hall Lane**     Erection of front boundary fencing and gates to replace existing  
Mrs S Dalby, Infant and Junior School
- The Committee had NO OBJECTION to this application but would prefer any existing hedging to be preserved.
- EPF/1455/04**     **Hatchwood House, Nursery Road**     Two storey side extension, single storey rear extension and roof extension with dormer windows to front and rear  
Mr & Mrs Salmon
- The Committee had NO OBJECTION to this application.
- A/EPF/1460/04**     **241 High Road**     Installation of illuminated fascia sign  
Mr Neil Cohen
- The Committee had NO OBJECTION to this application.
- EPF/1469/04**     **31 Connaught Avenue**     First floor rear extension and single storey front extension  
Mr R Sawyer
- The Committee had NO OBJECTION to this application.
- CLD/EPF/1470/04**     **52 Algiers Road**     Certificate of lawfulness for a loft conversion with a rear dormer window  
Mr & Mrs R Bussey
- The Committee NOTED this application.

**EPF/1474/04**                      **Debden Station,  
Chigwell Lane**                      Continued use of site for vehicle  
John Kennedy t/a                      rental purposes  
Loughton Self Drive Ltd

Cllr Pearce left the meeting whilst this item was discussed.

The Committee had NO OBJECTION to this application.

Cllr Pearce returned to the meeting.

**EPF/1479/04**                      **21 St Nicholas Place**                      Retrospective application for rear  
Mr R Mills                              boundary fence

The Committee had NO OBJECTION to this application.

**EPF/1493/04**                      **8 Woodland Road**                      Erection of first floor rear  
Mr and Mrs Calveley                      extension

The Committee had NO OBJECTION to this application.

**P29 EFDC Licensing Policy**

The Committee AGREED to prepare a response to the above policy, which will be on the agenda of the next meeting.

**P30 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P31 Accounts for Payment:**

**P31.1 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
2195	Rose Brookes	Members' allowances/expenses		25.60
2196	London Energy Plc	Former URC building	1.48	31.09
2197	Newsquest (London) Ltd	Advert re Cemetery Attendant	96.21	645.96
2198	Arwin Services	KHall cleaning	63.00	423.00
2199	Select Business Equipment	Photocopying service charge	20.84	139.94
2200	TBS Hygiene	Bin emptying Felstead Rd	7.96	53.46
2201	Homebase Ltd	Wood preservative, KHall	8.48	56.97
2202	Roger Pearce	Members' allowances/expenses		30.87
D/D	Compuserve	Subscription (July)		16.17
2203	Mr John Raymond Falco T/A GIOS	RVRec Football fees refund of overpayment		571.50
2204	AtoZ Supplies	Stationery	14.83	99.55
2205	J McLintock & Sons Ltd	Drinking fountain repairs	9.40	63.10
2206	Corporate Document Services Ltd	Stationery	25.80	173.22
2207	Thames Water Utilities Ltd	RVRec, Cemetery, Buck Crt and KHall		214.75
2208	SLCC	Annual conference		235.00
2209	Royal Mail	Postage		250.00
2210	Acumen Wages Service	Payroll (August)	2.28	15.28
2211	Greenside Landscapes	RVRec removal of football post sockets	39.38	264.38
2212	Cash	Reimburse petty cash		76.22

**P31.2 The Committee NOTED that the following payment was made between meetings as a matter of urgency:**

293	Guardian Newspapers	Photograph	5.50
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Signed .....

Date: 6<sup>th</sup> September 2004

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 6<sup>th</sup> September 2004 at 7.30 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

1 member of the press

**P32 Apologies for Absence**

Apologies for absence had been received from Cllr Moore.

**P33 Confirmation of Minutes**

The Minutes of the meeting of 16<sup>th</sup> August 2004 were AGREED as a correct record and signed by the Chairman.

**P34 Declarations of Interest**

No Declarations of Interest were made.

**P35 Matters for Report**

**35.1 Notice of Appeal – EPF/403/04 – Land adjacent to 21 Station Road – Outline application for 1 no. new dwelling – Min. No. P629**

The Committee NOTED the above appeal and reiterated that it had NO OBJECTION to this application.

**35.2 Notice of Appeal – EPF/758/04 – 9 Warren Hill – Erection of first floor extension, enlargement of roof and erection of two storey side/rear extension – Min. No. P655**

The Committee NOTED the above appeal and reiterated that it had NO OBJECTION to this application.

**35.3 Notice of Appeal – EPF/1020/04 – 66 Wellfields and land to rear of 60-66 Wellfields – Outline application for the demolition of dwelling at no. 66 Wellfields and erection of 8 no. dwellings together with construction of an estate road – Min. No. P5**

The Committee NOTED the above appeal and reiterated its previous comments as follows: The Committee had NO OBJECTION to this application, but would prefer that the number of dwellings be restricted to No. 8, with a minimum of one and a half car parking spaces per dwelling.

**35.4 Notice of Appeal – EPF/650/04 – 3 Upper Park – Erection of two storey side extension and conversion of property into 5 x one bedroom flats – Min. No. P647**

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

The Committee AGREED to defer consideration of item 5 – Epping Forest District Council Licensing Policy, until items 6 and 7 had been discussed.

**P36 Planning Applications**

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

**EPF/1426/04**                      **146 Chester Road**                      Single storey front and rear  
Mr R Shillabeer                      extensions

The Committee had NO OBJECTION to this application.

The Committee ASKED the Planning Committee Clerk to contact Epping Forest District Council and emphasise that plans should show the street scene to help determine the impact of planning applications.

**EPF/1441/04**                      **34 Chigwell Lane**                      Single storey rear extension  
Miss D Cater

The Committee had NO OBJECTION to this application but would prefer the skylights to have obscure glass.

**TRE/EPF/1504/04**                      **6 Brooklyn Avenue**                      TPO/CHI/2/70: Lombardy Poplar-  
Mr Savill                      reduce height by 40%; Lombardy  
Poplar-reduce height by 40% and  
lightly reduce width

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.

**EPF/1534/04**                      **49 Valley Hill**                      Loft conversion with first floor  
Mr & Mrs Hockley                      side facing roof extension

The Committee had NO OBJECTION to this application.

**EPF/1545/04**                      **2 Highview Close**                      Single storey front extension and  
Mr and Mrs P Adams                      elevational changes

The Committee had NO OBJECTION to this application.

**EPF/1552/04**                      **215B Smarts Lane**                      Outline application for change of  
B & B Motors                      use from motor repair workshop  
to residential use, involving a  
replacement building

The Committee had NO OBJECTION to this application.

**EPF/1561/04**                      **257 High Road**                      Change of use from A1 to A3  
Mr C S Cooper

The Committee OBJECTED to this application as the proposed change of use would result in the amount of non-retail outlets in the High Road exceeding 20% in contravention of Policy STC7 of Epping Forest District Council's adopted Local Plan.

**EPF/1564/04**                      **43 Barncroft Close**                      Rear conservatory  
Ms Sandra Soundy

The Committee had NO OBJECTION to this application.

<b>A/EPF/1570/04</b>	<b>PFE International Limited (new site), Langston Road Higgins Group Plc</b>	Application to illuminate pole-mounted sign projecting at roof level
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The Committee OBJECTED to this application which would contravene Policy DBE13 of Epping Forest District Council's adopted Local Plan, in particular:

- (i) The installation of internally-illuminated box-fascias, projecting box signs and other illuminated signs which would;
- (b) be out-of-keeping with the building of which they would form part by reason of their materials, colours or proportions; or
- (c) be located outside town centres or shopping parades; or
- (d) adversely affect the amenities of nearby residential properties; or
- (e) appear incongruous in, or adjacent to, the green belt.
- (v) any advertisement which would constitute a hazard to road safety.

The Committee would prefer the whole sign from the roof to be removed.

<b>EPF/1576/04</b>	<b>26 Barfields Mr and Mrs I Furzer</b>	Two storey side extension
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Cllr Sheen declared a personal but non prejudicial interest in the above application. The Committee had NO OBJECTION to this application.

<b>EPF/1607/04</b>	<b>6 The Summit Mr R Griffiths</b>	Single storey side extension (revised application)
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The Committee had NO OBJECTION to this application on the basis that the responsible planning officer is satisfied with the amended plans.

<b>EPF/1591/04</b>	<b>58 Traps Hill Design &amp; Construct (London) Ltd</b>	Single storey rear extension and conversion of roof to mansard style roof
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The Committee OBJECTED to this application as it was felt that the residential extension would not complement or enhance the appearance of the street scene contrary to Policy DBE10 (i) of Epping Forest District Council's adopted Local Plan.

<b>EPF/1602/04</b>	<b>7 Coteford Close Mr J O'Rourke</b>	Two storey side and single storey rear extensions
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The Committee had NO OBJECTION to this application.

<b>EPF/1609/04</b>	<b>4 Richmond Park, Great Woodcote Park Mr Olman</b>	Re-positioning of front dormer windows and construction of two rear dormers
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The Committee had NO OBJECTION to this application.

<b>EPF/1610/04</b>	<b>4 Richmond Park, Great Woodcote Park Mr Olman</b>	Single storey side and rear extensions
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The Committee had NO OBJECTION to this application.

### **P37 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P38 EFDC Licensing Policy**

The Committee reviewed the above policy and made the following comments:

Live Music, Dancing & Theatre – Local residents' concerns must be of paramount importance at all times. There is more than one paragraph in this policy document that does not take that into consideration. At the moment, the response to excessive noise is not as efficient as it could be.

Licensing Hours – The Committee does not recognise that longer licensing hours are in the interests of the community, particularly as most of the licensed premises are situated in residential areas of Loughton. However, the Committee would support the above statement if it applied to non residential areas.

Licensed premises & Children – This part of the policy condones the granting of licenses to premises where there is a known association with drug taking or dealing, where there have been convictions for serving alcohol to those under 18, etc.

General feedback on the Statement of Licensing Policy

Residents and community representatives are mentioned throughout the document, but there is no mention of parish and town councils. There should be more emphasis on town and parish councils, particularly as interested parties and statutory consultees.

Appendix 2 – Consultation

The list of consultees appears to be exhaustive, but this should not be the case. For example, all bus companies in the area should be consulted, not just the Arriva Bus Company. All supermarkets should be consulted, as Somerfield Supermarkets is the only one listed. The list of consultees should also include Churches Together in Loughton.

Signed .....

Date: 20<sup>th</sup> September 2004

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 20<sup>th</sup> September 2004 at 7.30 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

**P39 Apologies for Absence**

No apologies for absence had been received.

**P40 Confirmation of Minutes**

The Minutes of the meeting of 6<sup>th</sup> September 2004 were AGREED as a correct record and signed by the Chairman.

**P41 Declarations of Interest**

No Declarations of Interest were made.

**P42 Matters for Report**

**42.1 Lack of street scene shown on planning applications**

Following a planning meeting on 6<sup>th</sup> September, the Committee Clerk contacted Epping Forest District Council regarding the lack of street scene shown on planning applications. The Committee NOTED that Chris Embling, Senior Planning Officer at Epping Forest District Council had reported that it is not a requirement for architects to show the neighbouring properties on plans. The exception being if an applicant is proposing a new house, whereby the planning officer requests a street scene in relation to the scale of neighbouring properties. The Committee ASKED the Planning Committee Clerk to write a letter to Epping Forest District Council and state that it should be a requirement to feature the street scene on all plans.

Cllr Daniel declared a personal but non prejudicial interest in item EPF/1703/04.

**P43 Planning Applications**

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

**EPF/1000/04**

**79 Forest Road**

Vehicle access

Ms C Maris

The Committee had NO OBJECTION to this application.

**A/EPF/1375/04**

**237 High Road**

Installation of internally

The Carphone

illuminated shop fascia and side

Warehouse

projecting signs

The Committee had NO OBJECTION to this application.

- EPF/1533/04**      **Alderton Day Nursery,**  
29 Old Station Road  
Kids Inc. Nurseries      Variation of condition No. 5 of  
planning permission EPF/644/95  
to extend opening times from  
07.30 to 18.30 hours and  
condition No. 6 to extend the  
external play area to allow it to be  
used by up to a maximum of 15  
children
- The Committee OBJECTED to the variance of condition No. 6, the size of the extension of the external play area and would prefer it not to be extended to the boundary of the private dwelling. However, the Committee had NO OBJECTION to the play area being extended to the boundary adjacent to the clinic located on Old Station Road. The Committee had NO OBJECTION to the variation of condition No. 5.
- CLD/EPF/1535/04**      **7 and 9 Church Hill**  
Mr J Allsop      Certificate of Lawfulness for the  
existing use of a domestic  
extension to no. 9 Church Hill,  
Loughton, as a separate  
residential dwelling (no. 7 Church  
Hill)
- The Committee NOTED this application.
- EPF/1622/04**      **21 Summerfield Road**  
Mr R Brown      Rear conservatory
- The Committee had NO OBJECTION to this application.
- EPF/1626/04**      **Land rear of 1 Central**  
**Stores, Roding Road**  
Mrs B Kaur      Revision to approved detached  
house: first floor side extension  
above garage
- The Committee had NO OBJECTION to this application.
- EPF/1627/04**      **Lloyds Bank 11 & 13,**  
**The Broadway**  
Lloyds TSB Bank Plc      Installation of additional ATM  
cash point machine in front  
elevation
- The Committee had NO OBJECTION to this application.
- A/EPF/1628/04**      **Lloyds Bank 11 & 13,**  
**The Broadway**  
Lloyds Bank Plc      Internally illuminated ATM cash  
point machine
- The Committee had NO OBJECTION to this application.
- EPF/1640/04**      **16 Clays Lane**  
Mr G S Panesar      Two storey side, single storey  
rear and front extensions
- The Committee had NO OBJECTION to this application.
- EPF/1644/04**      **6 Tycehurst Hill**  
Mrs G Sautter      Single storey side extension to  
garage
- The Committee had NO OBJECTION to this application.
- EPF/1646/04**      **7 Shelley Grove**  
Mr P Southgate      Rear conservatory
- The Committee had NO OBJECTION to this application.

- A/EPF/1647/04**      **171 High Road**      Erection of illuminated shop sign  
Mr Pang      and projecting sign  
The Committee had NO OBJECTION to this application.
- EPF/1665/04**      **77 Barrington Road**      Two storey side extension  
Mr A Edwards  
The Committee had NO OBJECTION to this application.
- EPF/1673/04**      **22 St Nicholas Place**      Erection of rear boundary fence  
Mr B Cooper  
The Committee had NO OBJECTION to this application.
- TRE/EPF/1674/04**      **10 Monkchester Close**      TPO 7/91: tulip tree – fell  
Ms J J Mees  
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.
- EPF/1683/04**      **33 Baldwins Hill**      Single storey rear extension  
Mr P Bennett  
The Committee had NO OBJECTION to this application, subject to the approval of the Conservation Officer. The Committee would prefer the extension to complement the existing building, particularly the choice of materials.
- LB/EPF/1696/04**      **33 Baldwins Hill**      Grade II\* Listed Building  
Mr P Bennett      application for a single storey  
rear extension  
The Committee had NO OBJECTION to this application, subject to the approval of the Conservation Officer. The Committee would prefer the extension to complement the existing building, particularly the choice of materials.
- EPF/1684/04**      **29 Baldwins Hill**      Single storey side and rear  
Mr A Jeakins      extensions, and loft conversion  
with rear dormer window  
The Committee OBJECTED to this application and was concerned that the proposed extensions would be too close to the adjacent buildings.
- LB/EPF/1693/04**      **29 Baldwins Hill**      Grade II\* Listed Building  
Mr A Jeakins      application for a single storey  
side and rear extensions and a  
loft conversion with a rear roof  
dormer window  
The Committee OBJECTED to this application and was concerned that the proposed extensions would be too close to the adjacent buildings.
- EPF/1687/04**      **31 Baldwins Hill**      Single storey rear extension  
Mr S Flynn  
The Committee had NO OBJECTION to this application, subject to the approval of the Conservation Officer. The Committee would prefer the extension to complement the existing building, particularly the choice of materials.

- |  |   |   |
|--|---|---|
| <b>LB/EPF/1690/04</b>  | <b>31 Baldwins Hill</b><br>Mr S Flynn   | Grade II* Listed building application for a single storey rear extension              |
| The Committee had NO OBJECTION to this application, subject to the approval of the Conservation Officer. The Committee would prefer the extension to complement the existing building, particularly the choice of materials.   |   |   |
| <b>EPF/1688/04</b>   | <b>99 Avondale Drive</b><br>Mr & Mrs C Bayshaw  | First floor side and rear extension, changes to front elevation                       |
| The Committee had NO OBJECTION to this application.  |   |   |
| <b>EPF/1700/04</b>   | <b>Adj, 12A Alderton Close</b><br>Mr & Mrs Hare   | Outline application for a detached two storey dwelling                                |
| The Committee had NO OBJECTION to this application.  |   |   |
| <b>EPF/1702/04</b>   | <b>The Davenant Foundation Grammar School, Chester Road</b><br>The Davenant Foundation School | Raise part of school hall roof by 2.5 metres  |
| The Committee had NO OBJECTION to this application.  |   |   |
| <b>EPF/1703/04</b>   | <b>12 Stanmore Way</b><br>Mr P Faud   | Two storey and single storey rear, front and side extensions                          |
| The Committee OBJECTED to this application as it was felt that the garage would project 2.7 metres too far at the front of the property, which would have an adverse impact on the adjacent property No. 14 Stanmore Way. The Committee also felt that this application would have an adverse visual impact on the street scene contrary to Policies DBE9 & DBE 10 of Epping Forest District Council's adopted Local Plan. |   |   |
| <b>EPF/1716/04</b>   | <b>20 Alderton Hill</b><br>Mr G Tamplin   | Two storey side extension; garage extension to front and single storey rear extension |
| The Committee OBJECTED to this application on the grounds of loss of amenity to neighbours in respect of visual impact contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan. The Committee also felt that the development's excessive scale, form and elevation would be contrary to Policy DBE10 (a) of Epping Forest District Council's adopted Local Plan.                               |   |   |

**P44 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P45 Justices' Licenses:**

The Committee NOTED the following application for transfer of Justices' Licence:  
**Royal Standard, 126 High Road**

**P46 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
DD	Compuserve	Subscription (August)		16.24
2247	Royal Mail Group plc	Newsletter delivery		620.95
2248	Glenny	Buck Crt service charge	118.70	796.97
2249	AtoZ Supplies	Stationery & cemetery equipment	21.94	147.28
2250	Acumen Wages Service	Payroll (September)	2.17	14.57
2251	EALC	Training fees		75.00
2252	Thames Water Utilities plc	Buck Crt, K Hall & Cemetery		46.95
Tfr	No2 a/c (July 04)*	Reimburse imprest		14236.86
Tfr	No2 a/c (Aug 04)*	Reimburse imprest		15953.27
Tfr	No2 a/c (Sept 04)	Reimburse imprest		14345.50

\* These transfers were omitted in error from previous lists of accounts for payment for approval (although they have been signed by members as per procedure).

**Signed .....**  
**Date: 4<sup>th</sup> October 2004**

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 4<sup>th</sup> October 2004 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

M W Wardle

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

**P47 Apologies for Absence**

Apologies for absence had been received from Cllrs Pearce and Woods.

**P48 Confirmation of Minutes**

The Minutes of the meeting of 20<sup>th</sup> September 2004 were AGREED as a correct record and signed by the Chairman.

**P49 Declarations of Interest**

Cllr Daniel declared a personal but non prejudicial interest in item EPF/1703/04.

**P50 Matters for Report**

**50.1 Amended plans - EPF/1703/04 – Two storey and single storey rear, front and side extensions – 12 Stanmore Way – Min. No. P43**

The Committee had NO OBJECTION to this application.

**P51 Planning Applications**

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

<b>EPF/1422/04</b>	<b>Park Hill House, Park Hill</b>	First floor side extension
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Mr & Mrs Edinburgh

The Committee had NO OBJECTION to this application.

<b>EPF/1544/04</b>	<b>94 Roding Road</b>	Two storey side extension to create additional retail space and first floor accommodation
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Mr N S Sohota

The Committee had NO OBJECTION to this application.

<b>TRE/EPF/1597/04</b>	<b>6 Tewkesbury Close</b>	TPO 2/93: Oak – selective crown lifting, as specified
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Mrs L Marsh

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.

- TRE/EPF/1648/04**     **38 Upper Park**     TPO 5/89: Yew – fell  
J W Salmon  
The Committee OBJECTED to this application as it could not see a reason to fell this tree.
- TRE/EPF/1714/04**     **14 Upper Park**     Sycamore: TPO CHI 3/70 – fell  
Mr & Mrs B Jones  
Chapman  
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.
- EPF/1719/04**     **100 The Drive**     Erection of side entrance porch  
Mr Stuart Bales     and rear conservatory  
The Committee had NO OBJECTION to this application.
- EPF/1748/04**     **2 Kings Green**     Erection of rear conservatory  
Dr W Law  
The Committee had NO OBJECTION to this application.
- EPF/1758/04**     **152 High Road**     First floor rear extension to office  
Mr T Parry – Loughton  
Photo Ltd  
The Committee had NO OBJECTION to this application, but would prefer the rear office windows to have obscure glass.
- EPF/1761/04**     **65 Stonards Hill**     Rear conservatory  
Mr A Cox  
The Committee had NO OBJECTION to this application.
- EPF/1774/04**     **5 Mowbrey Gardens**     Single storey front extension  
Mr R Clarkson  
The Committee had NO OBJECTION to this application.
- EPF/1778/04**     **40 The Crescent**     Erection of pitched roofs to  
Mr B Halladey     replace existing flat roofs  
The Committee had NO OBJECTION to this application.
- EPF/1787/04**     **29 The Uplands**     Loft conversion with front and rear  
Martin Laffey     dormer windows, front porch and  
rear garden shed  
The Committee had NO OBJECTION to the loft conversion and rear garden shed. The Committee OBJECTED to the front porch as it was felt that it would impinge on the street scene contrary to Policy DBE10 (i) of Epping Forest District Council's adopted Local Plan.
- The Committee AGREED to consider item EPF/1804/04 following item EPF/1799/04.
- EPF/1799/04**     **43 Meadow Road**     First floor rear extension  
Mr & Mrs Smith  
The Committee had NO OBJECTION to this application.

**EPF/1804/04**      **45 Meadow Road**      First floor rear extension  
Mr & Mrs Goreham

The Committee had NO OBJECTION to this application.

**EPF/1803/04**      **Goldings Croft,**      Two storey side extension and  
**1 Clays Lane**      raising of roof level to create first  
Miss K Bromley      floor extension

The Committee had NO OBJECTION to this application.

**EPF/1808/04**      **39 Habgood Road**      First floor side roof extension  
Mr & Mrs T Geary      (revised application)

The Committee had NO OBJECTION to this application.

**P52 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P53 Application to Renew:**

The Committee NOTED the following application to renew:

**Loughton Bowling Club – Renewal of a Club Registration Certificate**

**P54 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
2254	EFDC	Rates; RVRec Ch Rms, K Hall, WRPF Ch Rms, Buck Crt		1203.00
2255	C C Pond	Reissue of lost cheque no 2018 (travel exps 2003/04)		4.70
2256	J.McLintock & Sons Ltd	RVRec Changing Room repairs	15.70	105.43
2257	South Herts Waste Management Ltd	Disposal of skip dumped at RVRec	30.63	205.63
2258	Signs of the Times Ltd	Heritage Plaque (George Pearson)	49.70	333.70
2259	Greenside Landscapes	RVRec fence repairs	98.87	663.87
2260	Rural Community Council of Essex	Conference fees		32.00
2261	WPP Architects	Loughton Community Centre consultancy fees instalment	3,496.50	23,476.50
2262	Arwin Services	Cleaning at Buck Ct	46.38	311.38
2263	London Energy Plc	Former URC building	0.49	10.39
2264	Orion Media Marketing Ltd	Stationery	7.62	51.20
2265	TBS Hygiene	Bin emptying WRPF	10.23	68.73
2266	University of Gloucestershire	Training fees		50.00
2267	D W FitzSamuel-Nicholls	Stationery		276.00
2268	EALC	Training fees		50.00

Signed .....

Date: 18<sup>th</sup> October 2004

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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 18<sup>th</sup> October 2004 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
                   E C Murphy                   R E Pearce                   M W Wardle  
                   J L Woods

**Also in Attendance:**

**Councillor:** M R M A Chalk

**Officer:** A L Harriss (Planning Committee Clerk)

**P55 Apologies for Absence**

Apologies for absence had been received from Cllrs M Daniel and Moore.

**P56 Confirmation of Minutes**

The Minutes of the meeting of 4<sup>th</sup> October 2004 were AGREED as a correct record and signed by the Chairman.

**P57 Declarations of Interest**

Cllrs Pearce, Wardle and Woods declared a personal but non prejudicial interest in item EPF/1810/04. Cllr P Sheen declared a personal but non prejudicial interest in item EPF/1865/04.

**P58 Matters for Report**

**58.1 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Slip Road, off Rectory Lane, at the junction of Borders Lane, Essex**

The Committee OBJECTED to this application as it felt that it would result in more congestion to an already busy road and that other vehicles would cause an obstruction.

**58.2 Street scenes in planning applications**

The Committee Clerk reported the response of Epping Forest District Council planning department to the Committee's request to feature the street scene on all plans.

**58.3 Scale Rule**

The Committee NOTED that a scale rule had been purchased for use at planning meetings.

**P59 Planning Applications**

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

**EPF/1581/04                   20 St Nicholas Place                   Erection of rear boundary fence**  
   Mr Kevin Racher

The Committee had NO OBJECTION to this application.

**TRE/EPF/1715/04**     **30 Hazelwood**     TPO 3/70: Ash and Lime – crown,  
Mr T Parker     thin and reduce as previously

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.

**EPF/1795/04**     **The Warren,**     Erection of a 21.5m high 'Fire  
**Epping New Road**     telecommunication mast with  
Vodafone Limited     enclosed antennae – to be an  
installation shared by all mobile  
telephone companies, together  
with the erection of a ground level  
equipment room

The Committee had NO OBJECTION to this application.

**EPF/1796/04**     **The Warren,**     Erection of two 25m high  
**Epping New Road**     telecommunication masts with  
Vodafone Limited     antennae, disguised as trees, to  
the rear of the machinery stores  
building – to be an installation  
shared by all five mobile  
telephone companies, together  
with the erection of a ground level  
equipment room (Option 2)

The Committee OBJECTED to this application as it was felt it that it would impinge on the wider landscape setting of the site/green belt contrary to Policies DBE 4 (i) and DBE10 (iii) of Epping Forest District Council's adopted Local Plan.

**EPF/1810/04**     **Former lorry**     Erection of a new headquarters  
**park/sports ground,**     office (B1) building and car  
**Langston Road**     dealership with associated  
Kier Ventures Limited,     landscaping and access  
Kier London/Sytner     arrangements  
Group

The Committee had NO OBJECTION to this application in principle, but expressed concern about provision for extra traffic, including a scheme for the Langston Road/Chigwell Lane junction; a desire for staggered work time and a traffic audit of the area.

The Committee objected to the red vertical stripes shown on the external façade of the Kier building, which are not sympathetic in colour and are contrary to Policy DBE 1 (iii) of Epping Forest District Council's adopted Local Plan. The Committee also objected to the flags outside the BMW car dealership adjacent to Chigwell Lane on the grounds of visual impact contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan. The Committee was concerned about the road side signage in general, but in particular the BMW car dealership sign.

The Committee was concerned about the environmental impact to the local area in terms of flooding as well as water, air and noise pollution.

**CLD/EPF/1823/04**     **24 Mowbrey Gardens**     Certificate of lawfulness for  
Mr and Mrs S Foss     proposed loft conversion with  
rear dormers

The Committee NOTED this application.

**EPF/1828/04**     **185 High Road**     Change of use from A1 (retail) to  
T H Jennings Ltd     A2 (betting shop) to form  
extended betting office together  
with new shop front at 185/187  
High Road

The Committee OBJECTED to this application as the proposed change of use would result in the amount of non-retail outlets in the High Road exceeding 20% in contravention of Policy STC7 of Epping Forest District Council's adopted Local Plan.

**EPF/1835/04**     **25 Alderton Hill**     Application for alterations to  
Mr and Mrs D Simcox     previously approved planning  
application for a new dwelling  
(ref: EPF/1801/03) to erect a  
single storey front extension

The Committee had NO OBJECTION to this application.

**EPF/1865/04**     **58 Alderton Hill**     Outline application for a single  
B S Singh     detached house

The Committee had NO OBJECTION to this application.

**EPF/1866/04**     **6 Wallers Hoppet**     Erection of porch  
Mr K Brine

The Committee had NO OBJECTION to this application.

**LB/EPF/1897/04**     **Loughton Station,**     Grade II listed building application  
**Station Approach,**     for station refurbishment  
London Underground Ltd

The Committee had NO OBJECTION to this application.

**P60 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P61 Justices' Licenses:**

The Committee NOTED the following application for transfer of Justices' License:  
**Emskis Café, 236 High Road**

**P62 Accounts for Payment:**

**P62.1 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
DD	Compuserve	Subscription (September)		16.42
2270	London Energy Plc	Buck Crt, WRPF, Kingsley Hall & Roding Valley Rec	18.93	397.17
2271	Irvine Martin International Ltd	Christmas light bulbs, Kings Green	15.73	105.66
2272	Index Business Supplies Ltd	Stationery	2.78	18.65

2273	EALC	Training fees		25.00
2274	Select Business Equipment Ltd	Stationery	7.70	51.69
2275	DBJ (Woodford) Ltd	Boiler repairs Kinglsey Hall	26.43	177.43
2276	Lloyds TSB Commercial Finance	Signage, Lady Whitaker's Mead	1.75	11.75
2277	Arwin Services	Cleaning, Kingsley Hall	63.00	423.00
2278	EFDC	Refuse collection, Cemetery & Kingsley Hall	30.10	202.10
2279	The National Society of Allotment and Leisure Gardeners Ltd	Annual subscription	8.75	58.75
2280	Acumen Wages Service	Payroll (October)	3.85	25.85
2281	Cash	Reimburse petty cash		147.09
2282	EFDC	Community Centre planning application fee		1210.00

**P62.2 The Committee NOTED the following payment made between meetings as a matter of urgency:**

2269	B E W Electrical Distributors Ltd	Immersion heater timer, RVRec changing rooms	13.29	89.26
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**Signed .....**  
**Date: 1<sup>st</sup> November 2004**

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 1<sup>st</sup> November 2004 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

**P63 Apologies for Absence**

Apologies for absence had been received from Cllr Moore.

**P64 Confirmation of Minutes**

The Minutes of the meeting of 18<sup>th</sup> October 2004 were AGREED as a correct record and signed by the Chairman.

**P65 Declarations of Interest**

Cllr Woods declared a personal but non prejudicial interest in item EPF/1926/04.

**P66 Matters for Report**

**66.1 Notice of Appeal – EPF/1166/04 – 27 Grosvenor Drive – Single storey rear extension and single storey detached garage to rear – Min. No. P22**

The Committee NOTED the appeal and reiterated that it had NO OBJECTION to this application.

The Committee AGREED to bring forward the following application, before viewing the amended plans.

**66.2 EPF/1900/04 – 14 St Johns Road – Two storey and single storey extensions, changes to roof and loft conversion with dormer windows to front and rear**

The Committee had NO OBJECTION to this application.

**66.3 Amended plan – EPF/1900/04 – Two storey and single storey extensions, changes to roof and loft conversion with dormer windows to front and rear – 14 St Johns Road**

The Committee had NO OBJECTION to this application.

**66.4 Amended plan – EPF/1422/04 – New front boundary wall and gates, and new vehicular accesses – 62 Alderton Hill – Min. No. P28**

The Committee had NO OBJECTION to this application.

**66.5 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Slip Road, off Rectory Lane, at the junction of Borders Lane, Essex – Min. No. P58.1**

The Committee AGREED that the Council's letter of objection to the grant of a Street Trading Consent can be made available to the applicant and that it did not wish to attend a meeting of the Licensing Panel on 2<sup>nd</sup> December 2004 at the Civic Offices, Epping at 10am.

**P67 Planning Applications**

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

**EPF/1839/04**                      **33 Sparelease Hill**                      Single storey rear extension  
Mr G Grant

The Committee had NO OBJECTION to this application.

**EPF/1896/04**                      **10 The Beacons**                      Two storey side and rear  
David Ingram                      extensions

The Committee OBJECTED to this application which would result in loss of amenity to neighbours in respect of visual impact contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan. The Committee also felt that the extension would not complement the existing building in view of the development's excessive scale, form and elevation contrary to Policy DBE 10 (ii) (a) and (b) of Epping Forest District Council's adopted Local Plan.

**EPF/1899/04**                      **14 Brooklyn Avenue**                      Retention of conservatory and  
DaleTrent Ltd                      rear loft dormer

The Committee had NO OBJECTION to this application.

**EPF/1910/04**                      **The Triangle Garage,**                      Demolition of existing garage and  
**Smarts Lane**                      erection of 4 no. 2 bed flats  
Mr Brown                      together with 1 no. A1 unit

The Committee had NO OBJECTION to this application, but was concerned that there are insufficient car parking spaces for occupiers of the flats.

**EPF/1915/04**                      **Adj, Limber,**                      Outline application for a detached  
**49 Church Lane**                      dwelling  
Uttlesford Primary Care  
Trust

The Committee had NO OBJECTION to this application, but was concerned about vehicle access close to the Church Lane, Wellfields and Whitehills Road junction.

**EPF/1925/04**                      **123 Smarts Lane**                      Rear conservatory  
Mr & Mrs Moore

The Committee had NO OBJECTION to this application.

**EPF/1926/04**                      **59 Alderton Hill**                      Rear conservatory and loft  
Alderton Estates Ltd                      conversion with dormer windows  
to front and rear

The Committee had NO OBJECTION to this application.

**EPF/1931/04**                      **34 Stanmore Way**                      Replacement of existing dwelling  
Mr B Greene                      house with new residential  
dwelling house

The Committee OBJECTED to this application on the grounds that the development would not respect its setting in terms of its scale, siting and proportion which would be in contravention of Policy DBE 1 of Epping Forest District Council's adopted Local Plan. The Committee was concerned about the loss of amenity to neighbours in terms of overlooking from the balcony above the garage and the visual impact of the rear extension contrary to Policy DBE 9 (i) and (ii) of Epping Forest District Council's adopted Local Plan.

- EPF/1932/04**      **45 Habgood Road**      First floor side extension  
Ms L Ward  
The Committee had NO OBJECTION to this application.
- Cllr Wardle declared a personal but non prejudicial interest in item EPF/1947/04.
- EPF/1934/04**      **8 Longfield,**      Two storey rear extension,  
**Nursery Road**      alterations to front elevation and  
Mr & Mrs J Tarrant      in/out drive  
The Committee had NO OBJECTION to this application.
- EPF/1939/04**      **17 Kirby Close**      Single storey rear extension  
Mr A Januskiene  
The Committee had NO OBJECTION to this application.
- EPF/1947/04**      **72 The Drive**      Single storey rear extension  
Mr & Mrs Newlyn  
The Committee had NO OBJECTION to this application.
- EPF/1968/04**      **29 Habgood Road**      Single storey rear extension and  
Mr T M P Dominguez      front porch  
The Committee had NO OBJECTION to this application.
- EPF/1970/04**      **Unit 3, Centric Parade,**      Change of use from A1 use to  
**200 High Road**      mixed class A1/A3  
Starbucks Coffee (UK)  
Ltd  
The Committee had NO OBJECTION to this application.
- EPF/1975/04**      **48 Habgood Road**      Erection of first floor rear  
Mr N Swift      extension and pitched roof to  
existing rear ground floor  
extension  
The Committee had NO OBJECTION to this application.
- EPF/1977/04**      **6 The Fountains**      First floor side extension and  
Mr & Mrs Wall      single storey rear extension  
The Committee had NO OBJECTION to this application.
- EPF/1979/04**      **Ambresbury,**      Two storey side extension and  
**Clays Lane**      side conservatory  
Mr & Mrs M Sheehy  
The Committee had NO OBJECTION to this application.
- EPF/1990/04**      **Land to rear 8 -14,**      Proposed erection of 7 no.  
**The Avenue**      dwellings with integral garages  
Maesbrook Limited  
The Committee had NO OBJECTION to the plans, but was concerned that it would lead to increased parking problems at the tennis club.
- The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 9.35pm.

**EPF/1994/04**      **8 Spareleaze Hill**      Erection of new house to replace  
Mr & Mrs P Dhaliwal      existing (revised application)  
The Committee had NO OBJECTION to this application, but had concerns about  
the height of the patio/balcony.

**P68 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P69 Justices' Licenses:**

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

**McColls, 47-49 The Broadway**

Signed .....  
Date: 15<sup>th</sup> November 2004

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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 15<sup>th</sup> November 2004 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

M W Wardle

J L Woods

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

3 members of the public

**P70 Apologies for Absence**

Apologies for absence had been received from Cllr Pearce.

**P71 Confirmation of Minutes**

The Minutes of the meeting of 1<sup>st</sup> November 2004 were AGREED as a correct record and signed by the Chairman.

**P72 Declarations of Interest**

No Declarations of Interest were made.

**P73 Matters for Report**

**73.1 Amended description and additional information – noise assessment – EPF/1533/04 – Alderton Day Nursery, 29 Old Station Road – Variation of condition No. 5 of planning permission EPF/644/95 to extend opening times from 07.30 to 18.30 hours and condition No. 6 to extend the external play area and to allow it to be used by a maximum of 15 children between the hours of 8.00am and 5.30pm - Min. No. P43**

The Committee reiterated its previous comments as follows: The Committee OBJECTED to the size of the extension of the external play area and would prefer it not to be extended to the boundary of the private dwelling. However, the Committee had NO OBJECTION to the play area being extended to the boundary adjacent to the clinic located on Old Station Road. The Committee had NO OBJECTION to the variation of condition No.5.

**73.2 TRE/EPF/1714/04, 14 Upper Park – Sycamore: TPO CHI 3/70 – fell & Committee's comments for future applications to remove protected trees**

Following a letter from Chris Neilan, Landscape Officer & Arboriculturalist at Epping Forest District Council, the Committee AGREED to review its previous comment, and substitute it with: "The Committee is concerned about any proposal requiring the removal of a protected tree. The Town Council objects to the proposal unless the District Council's Arboricultural Officer is satisfied that it is necessary and justified, in accordance with the relevant Local Plan policy". It was agreed that this would be a standard form of words in the future for applications to remove protected trees where the Town Council had objected.

**P74 Planning Applications**

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/2041/04 – 67 Tycehurst Hill, as members of the public were interested in this application.

<b>EPF/2041/04</b>	<b>67 Tycehurst Hill</b> Mr K O'Connor	Erection of a) two storey rear extension, with second floor rear dormer window in new roof over; b) ground floor front porch; c) ground floor front extension to garage; d) side extension to first floor; e) ground floor rear conservatory (revised application)
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A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in respect of visual impact, overlooking and loss of daylight/sunlight contrary to Policy DBE 9 (i), (ii) and (iii) of Epping Forest District Council's adopted Local Plan. The Committee also felt that the extension would not complement the existing building in view of the development's excessive scale, form and elevation contrary to Policy DBE 10 (ii) and (a) of Epping Forest District Council's adopted Local Plan.

<b>TRE/EPF/1728/04</b>	<b>10 Ripley View</b> Mr Jeremy Chillingworth	TPO/ESX/9/62: Horse Chestnut – 30% crown reduction; Lawson Cypress – reduce by 2m. Cypressus – fell.
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(T1) Horse Chestnut & (T3) Lawson Cypress: 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.

(T2) Cypresses: The Committee is concerned about any proposal requiring the removal of a protected tree. The Town Council objects to the proposal unless the District Council's Arboricultural Officer is satisfied that it is necessary and justified, in accordance with the relevant Local Plan policy.

<b>EPF/1940/04</b>	<b>9 Connaught Hill</b> Mr & Mrs Bell	Basement/ground floor rear conservatory extension
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The Committee OBJECTED to this application which would result in loss of amenity to neighbours in respect of visual impact and loss of daylight/sunlight contrary to DBE 9 (i) and (iii) of Epping Forest District Council's adopted Local Plan.

<b>EPF/1972/04</b>	<b>127 High Road</b> Mr P W Hanmer	Application for change of use from B1 office use to Class A1 retail
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Cllr Moore declared a personal but non prejudicial interest in the above application.

The Committee OBJECTED to this application as it was felt that the change of use would encourage traffic, noise, extra pedestrians and be a nuisance to the neighbours.

- TRE/EPF/1986/04    6 Connaught Avenue**    TPO/EPF/31/88: Oak – reduce lateral growth and lift to 3m over no. 6  
Mr H Winston
- The Committee noted that this house had been incorrectly numbered in the list of planning applications provided by Epping Forest District Council.
- 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.
- EPF/2010/04            41 Broadstrood**            Amendment to previously approved planning consent EPF/2246/03 for two storey front extension with pitched roof to existing rear extension  
B K Sandhu
- The Committee had NO OBJECTION to this application.
- EPF/2012/04            44 Greenfields**            Two storey side and rear extension (revised application)  
S Turnell
- The Committee had NO OBJECTION to this application.
- EPF/2015/04            Best Friends Group,**            New shop front  
**70 The Broadway**  
Best Friends Group
- The Committee had NO OBJECTION to this application.
- EPF/2021/04            Imprimo Park,**            Use of Unit 6a for Class B1 (Business) / B2 (General Industrial) with up to 1400 square metres of floor space for Class B8 (Warehousing) purposes  
**Unit 6A Lenthall Road**  
B2B Initiatives Limited
- The Committee had NO OBJECTION to this application.
- EPF/2023/04            37 Harwater Drive**            Single storey rear extension  
Mr and Mrs Bradley
- The Committee had NO OBJECTION to this application.
- TRE/EPF/2036/04    14 Clays Lane**            TPO/EPF/42/91: Copper Beech – 20% thin and 2m crown lift  
Mr R Dainty
- 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.
- TRE/EPF/2039/04    10 Brooklyn Avenue**        TPO/CHI/2/70: Ash – crown lift to 5.5m  
Mr Leadham
- 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.

<b>CLD/EPF/2045/04</b>	<b>Debden Station, Chigwell Lane</b> Kevin Barrett	Certificate of lawfulness for the erection of a free-standing handrail around the perimeter of the station roof
The Committee NOTED this application.		
<b>EPF/2046/04</b>	<b>52 Southern Drive</b> Mr M Grace	Two storey side and single storey rear extensions
The Committee had NO OBJECTION to this application.		
<b>EPF/2048/04</b>	<b>13 Pump Hill</b> Mr M Eales	Construct new raised roof over existing walls for loft conversion with front & rear dormer windows
The Committee had NO OBJECTION to this application.		
<b>EPF/2057/04</b>	<b>7 Stanmore Way</b> Mr & Mrs K Shore	Demolition of existing bungalow and erection of two storey house (resubmission)
Cllr M Daniel declared a personal but non prejudicial interest in this application.		
The Committee had NO OBJECTION to this application.		
<b>EPF/2069/04</b>	<b>91 Colson Road</b> Mr & Mrs Purcell	Two storey side extension and rear conservatory
The Committee OBJECTED to this application as it was concerned that the first floor extension would be too close to the boundary contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan.		
<b>EPF/2076/04</b>	<b>27 Greenfields</b> Mr & Mrs Taylor	Two storey side extension, front porch and vehicle crossover
The Committee had NO OBJECTION to this application.		
<b>EPF/2077/04</b>	<b>34 Chigwell Lane</b> Miss D Cater	Single storey rear extension (revised application)
The Committee had NO OBJECTION to this application.		
<b>CLD/EPF/2079/04</b>	<b>40 Greensted Road</b> Mr & Mrs J Huxley	Certificate of lawfulness for proposed loft conversion with rear dormer windows
The Committee NOTED this application.		
<b>EPF/2080/04</b>	<b>29 Albion Park</b> Mr & Mrs H Johnson	Two storey rear extension, erection of pitched roof on existing flat roof, and front porch extension
The Committee had NO OBJECTION to this application.		
The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 9.45pm.		
<b>EPF/2086/04</b>	<b>251A High Road</b> Mrs K Kapasi	Change of use of disused first floor flat to a clinic/office
The Committee had NO OBJECTION to this application.		

**EPF/2094/04**      **Park Hill House,**      First floor side extension  
**Park Hill**      (resubmission)  
Mr & Mrs Edinburgh  
The Committee had NO OBJECTION to this application.

**EPF/2095/04**      **Lady Whitakers Mead,**      Outline application for change of  
**Debden Lane**      use from grassland to cemetery  
Loughton Town Council  
The Committee did not comment on this application as it is the Town Council's own application and the council can be assumed to support it.

**P75 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**Signed .....**  
**Date: 29<sup>th</sup> November 2004**

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 29<sup>th</sup> November 2004 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

M W Wardle

J L Woods

**Also in Attendance:**

**Officer:** A L Harriss (Planning Committee Clerk)

4 members of the public

**P76 Apologies for Absence**

Apologies for absence had been received from Cllr Pearce.

**P77 Confirmation of Minutes**

The Minutes of the meeting of 15<sup>th</sup> November 2004 were AGREED as a correct record and signed by the Chairman.

**P78 Declarations of Interest**

No Declarations of Interest were made.

**P79 Matters for Report**

**79.1 Discharge of Condition 30 (Tower/Spire Feature) - EPF/1750/03 - Marks & Spencer (Lambs Garage) Site – Min. No. P20**

The Committee had NO OBJECTION to this application.

**79.2 Information on town/parish council planning meetings**

The Committee NOTED that Cllr Sheen had received a letter from a member of the public regarding EPF/2048/04, which he will respond to personally. The Committee ASKED the Planning Committee Clerk to write to Epping Forest District Council and request that letters regarding planning applications should advise interested parties to contact their local town/parish council to obtain further information on their planning meetings.

**P80 Planning Applications**

The following application for planning permission was considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/2148/04, as members of the public were interested in this application.

**EPF/2148/04**

**80 Queens Road**

Outline application for the erection of detached dwelling

Mr J Borrett

Cllr Wardle declared a prejudicial interest in the above application and withdrew from the meeting, as he had prior knowledge of a planning application for the adjacent dwelling, 10 Pump Hill.

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

The Committee had NO OBJECTION to this application.

Cllr Wardle rejoined the meeting.

**P81 Public Entertainment licence – application for annual licence under Local Government (Miscellaneous Provisions) Act 1982 – Minx, 126 High Road, (formerly The Royal Standard)**

The Committee AGREED to bring forward this item – Public Entertainment Licence, as members of the public were interested in this application.

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

The Committee OBJECTED to this application as it was concerned about the late hours, excessive numbers of people, too much noise resulting from music and dancing and the site's close proximity to residents.

**P82 Planning Applications**

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

<b>TRE/EPF/1632/04</b>	<b>Victoria Tavern, 165 Smarts Lane Mr Stuchfield</b>	TPO 37/01; Horse Chestnut: Reduce crown to previous pruning points and repeat on 5 year cycle
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(T1) Horse Chestnut & (TG1) Cypress, ash and sycamore (as appropriate): 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.

(T6) Ash, (T8) willow & (TG1) cypress, ash and sycamore (as appropriate): The Committee is concerned about any proposal requiring the removal of a protected tree. The Town Council objects to the proposal unless the District Council's Arboricultural Officer is satisfied that it is necessary and justified, in accordance with the relevant Local Plan policy.

<b>EPF/1992/04</b>	<b>18 Torrington Drive Mr G Mardle</b>	Change of use from A1 (retail) to mixed A1/A3 use
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The Committee had NO OBJECTION to this application, but was concerned that the opening times might be beyond normal retail hours.

<b>EPF/2082/04</b>	<b>5 Campions Mr &amp; Mrs Avvoltoio</b>	Single storey rear conservatory
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The Committee had NO OBJECTION to this application.

<b>EPF/2121/04</b>	<b>198 Willingale Road Mr B Fabbri</b>	Single storey rear extension
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The Committee had NO OBJECTION to this application.

<b>EPF/2122/04</b>	<b>14 Barncroft Green Mr &amp; Mrs P Ward</b>	Single storey front extension
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The Committee had NO OBJECTION to this application.

- |   |  |  |
|---|--|--|
| <b>A/EPF/2125/04</b>                                | <b>1 Valley Hill</b><br>Michael Stevens Estates              | Retrospective application for external sign and trough lighting on side wall |
| The Committee had NO OBJECTION to this application. |  |  |
| <b>EPF/2133/04</b>                                  | <b>5 Summerfield Road</b><br>Mr S Witten                     | First floor rear extension and loft conversion with rear dormer window       |
| The Committee had NO OBJECTION to this application. |  |  |
| <b>EPF/2175/04</b>                                  | <b>St Marys Vicarage,<br/>High Road</b><br>Revd Alan Comfort | Erection of detached double garage to serve vicarage                         |
| The Committee had NO OBJECTION to this application. |  |  |

**P83 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P84 Justices' Licences - Applications for Transfer:**

The Committee NOTED the following applications for transfer of Justices' Licence:  
**Pizza Express, 281-283 High Road**  
**Royal Oak, Forest Road**

Signed .....

Date: 13<sup>th</sup> December 2004

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 13<sup>th</sup> December 2004 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Also in Attendance:**

**Councillor:** D J Wixley

**Officer:** A L Harriss (Planning Committee Clerk)

**P85 Apologies for Absence**

No apologies for absence had been received.

**P86 Confirmation of Minutes**

The Minutes of the meeting of 29<sup>th</sup> November 2004 were AGREED as a correct record and signed by the Chairman.

**P87 Declarations of Interest**

The Planning Clerk declared an interest in item TRE/EPF/2227/04, as the site is adjacent to her property.

**P88 Matters for Report**

**88.1 Notice of Appeal – 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) – Min. No. P629**

The Committee reiterated its previous comments. The Committee DECIDED to include Cllr Wardle's previous Plans A comments in the letter, whilst asking to be represented at the informal appeal hearing.

**88.2 Notice of Appeal – TRE/EPF/753/04 – 1 Brancaster Place, Church Hill – Horse chestnut tree protected by TPO/3/94 – Reduce overhanging branches by 3 metres – Min. No. P28**

The Committee AGREED to support the opinion of the District Council's Arboricultural Officer.

**88.3 Amended plan - EPF/1422/04 – 62 Alderton Hill – Now single crossover not in and out driveway – new front boundary wall and gates, and new vehicular accesses – Min. No. P66**

The Committee had NO OBJECTION to this application.

**88.4 Local Government (Miscellaneous Provisions) Act 1982 Street Trading, Slip Road, off Rectory Lane, at the junction of Borders Lane, Essex**

The Committee NOTED that the application for street trading consent was refused; members concluded that the operation of a sandwich facility on that site would cause an obstruction.

### 88.5 Information on town/parish council planning meetings

Following a planning meeting on 29<sup>th</sup> November, the Planning Committee Clerk contacted Epping Forest District Council requesting that letters regarding planning applications should advise interested parties to contact their local town/parish council to obtain further information on planning meetings. The Committee NOTED that Barry Land, Assistant Head of Planning Services at Epping Forest District Council had replied that with every letter sent to notify neighbours of the receipt of a planning application, a leaflet is enclosed giving general advice about the process of an application and reference is made within the leaflet to the role of the local council. The Committee ASKED the Planning Committee Clerk to write a letter to Mr Land reinforcing its previous request.

### P89 Planning Applications

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

<b>EPF/2088/04</b>	<b>40 The Avenue</b> Mr S Dewilde	Single storey rear extension and conversion of garage into accommodation
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The Committee had NO OBJECTION to this application.

<b>TRE/EPF/2153/04</b>	<b>8 The Summit</b> Terry & Sally	TPO/EPF/5/93: two pines – crown lift to 5m and cut back from house by 2m
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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.

<b>CLD/EPF/2167/04</b>	<b>15 Valley Hill</b> Mr G Manley	Certificate of lawfulness for a proposed loft conversion with a rear dormer window
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The Committee NOTED this application.

<b>TRE/EPF/2172/04</b>	<b>4 Hazelwood</b> Mr O Colbert	TPO CHI/3/70: Lime – selective reduction of height and spread
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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.

<b>EPF/2201/04</b>	<b>Mindrum, Nursery Road</b> Mr T Sawyer	Two storey side extension with basement garage, rear conservatory, demolition of existing rear double garage and construction of underground leisure room with swimming pool
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The Committee had NO OBJECTION to this application.

- EPF/2203/04**      **83 Bushfields**      Two storey side extension and erection of front porch  
Mr M Gascoine  
The Committee OBJECTED to this application as it was felt that the extension would be detrimental to the street scene contrary to Policy DBE 10 (i) (b) of Epping Forest District Council's adopted Local Plan. The Committee would prefer that the first floor of the extension be stepped back by one metre from the boundary line.
- EPF/2205/04**      **32 Stanmore Way**      Two storey rear extension  
Dr & Mrs Munro  
The Committee had NO OBJECTION to this application.
- EPF/2212/04**      **10 Pump Hill**      Proposed new dwelling  
Mr D C Keating  
Cllr Wardle declared a prejudicial interest in the above application and withdrew from the meeting, as he had prior knowledge of this planning application.  
  
The Committee had NO OBJECTION to this application.  
  
Cllr Wardle rejoined the meeting.
- EPF/2218/04**      **7 Shelley Grove**      Erection of detached garage  
Mr P Southgate      (revised application)  
The Committee had NO OBJECTION to this application.
- EPF/2226/04**      **38 Valley Hill**      Two storey side/rear extension and single storey rear extension  
Mr K Leach  
The Committee had NO OBJECTION to the two storey side extension but was concerned that the single storey rear extension would result in a loss of amenity to neighbours in respect of visual impact.
- TRE/EPF/2227/04**      **40 Roding Gardens**      TPO 2/93: Field maple – reduce crown by 30%  
Ms Georgina Smith  
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.
- EPF/2234/04**      **40 Stanmore Way**      Demolition of existing rear extension and replacing with single storey side and rear extension  
Mr & Mrs T Minkey  
  
The Committee had NO OBJECTION to the single storey side and rear extension but was concerned about the balcony/terrace overlooking neighbours' gardens.
- EPF/2244/04**      **The United Reformed Church,**      Demolition of church building and construction of new community and youth centre  
**106 Borders Lane**  
Loughton Town Council  
The Committee NOTED this application on the advice of the Town Clerk.
- EPF/2254/04**      **32 Tycehurst Hill**      Single storey rear extension  
Mr & Mrs R Evans  
The Committee had NO OBJECTION to this application.

**EPF/2257/04**      **96 Forest Road**      Rear dormer window (revised application)  
Mr L Randall & Ms D Wijeseriya

The Committee had NO OBJECTION to this application.

**EPF/2258/04**      **4 Richmond Park,**      Single storey rear extension  
**Great Woodcote Park**      (revised application)  
Mr Olman

The Committee had NO OBJECTION to this application.

**EPF/2271/04**      **77 The Lindens**      Conversion of garage to habitable room  
Mr S Morgan

The Committee had NO OBJECTION to this application.

**A/EPF/2272/04**      **Eton House,**      Retention of advertisement  
**58 Station Road**      hoarding signs for a period of one year  
Galliard Homes Ltd

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4.

**A/EPF/2275/04**      **171 High Road**      Erection of illuminated shop sign  
Mr Pang      and projecting sign (revised application)

The Committee had NO OBJECTION to this application.

**A/EPF/2282/04**      **Superdrug,**      Erection of internally illuminated  
**6 Centric Parade,**      fascia sign and external projecting sign  
**200 High Road**  
Superdrug Stores Plc

The Committee had NO OBJECTION to this application.

**EPF/2286/04**      **Land adj. Seedbed**      Use of land as car park and  
**Centre (T11 site),**      erection of road side fence  
**Langston Road**  
R Maskell Ltd

The Committee had NO OBJECTION to this application.

**P90 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P91 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
2357	Newsquest (London) Ltd	Notice of Audit advertisement	94.29	633.09
2358	Index Business Supplies Ltd	Stationery	7.70	51.63
2359	Essex Heritage Trust	Annual subscription		15.00
2360	Essex County Council	Occupational health fees		14.00
2361	Greenside Landscapes	Kings Green concrete post repairs	21.00	141.00
2362	A to Z Supplies	K/Hall supplies, stationery	10.11	67.88
2363	Cash	Reimburse petty cash		75.66

2364	Royal Mail	Postage		250.00
2365	Help the Aged	Christmas Best Dressed Window		100.00
2366	Cancer Research	Competition winner's donation		100.00
2367	Oxfam			100.00
DD	Compuserve	Subscription (November)		16.12
2368	Timpson Ltd	Replacement Best Dressed Window competition cup & engraving	11.91	79.99
2369	Essex County Council	WRPF grounds maintenance	120.20	807.03
2370	A to Z Supplies	Buck Court supplies & stationery	17.42	116.96
2371	Acumen Wages Service	Payroll (December)	3.55	23.80
2372	Thames Water Utilities Ltd	KHall		75.66
2373	Glenny	Buck Court service charge	118.70	796.97

Signed .....

Date: 10<sup>th</sup> January 2005

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**LOUGHTON TOWN COUNCIL**
**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 10<sup>th</sup> January 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:****Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Also in Attendance:****Councillors:** M R M A Chalk

C C Pond

C P Pond

**Officer:**

L R Fuller (Town Clerk)

A L Harriss (Planning Committee Clerk)

3 members of the public

**P92 Apologies for Absence**

No apologies for absence had been received.

**P93 Confirmation of Minutes**

The Minutes of the meeting of 13<sup>th</sup> December 2004 were amended to read in minute no. P89, EPF/2212/04, "Cllr Wardle declared a prejudicial interest in the above application and withdrew from the meeting, as he had prior knowledge of this applicant". The Minutes were CONFIRMED as a correct record and signed by the Chairman.

**P94 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in item EPF/950/04, as he is a member of the sister church. Cllr Pearce declared a personal and prejudicial interest in item EPF/2306/04, as a personal friend has an interest in the application. Cllr Pearce declared a personal and prejudicial interest in item EPF/2313/04, as the site is immediately adjacent to his property. Cllr Pearce declared a personal and prejudicial interest in item EPF/2359/04, as the applicants are personal friends. Cllr Wardle declared a personal interest in item EPF/2306/04, as he knows the neighbour. Cllr Wardle declared a personal and prejudicial interest in item EPF/2308/04, as he is a personal friend of the applicant. Cllr Wardle declared a personal interest in item EPF/950/04, as he is a member of the sister church. Cllr C C Pond declared a personal and prejudicial interest in item EPF/950/04, as he is a member of the sister church. Cllr C C Pond declared a personal and prejudicial interest in item EPF/2306/04, as a personal friend has an interest in the application.

**P95 Matters for Report****95.1 Street naming and numbering: Redevelopment of 105-107 High Road - Min. No. P495**

The developers suggested naming the above development Strevens Place, Strevens House or Strevens Court. The Committee Clerk informed the members that José Collins (1887 – 1958) was a Loughton music hall artiste and lived on the site of what was first St. Olave's Hotel and later the Loughton Park Hotel (107 High Road), which is now the site of the development to be named.

A blue heritage plaque commemorating José (Josephine) Collins was erected on the building which was demolished for the new development to take place. A replacement plaque is to be placed on the new building when it is completed. Therefore the name Collins is more relevant to the site in question than Strevens. John Strevens (1902 – 1990) was a Loughton artist and lived at 8 Lower Park road for 30 years until his death in 1990. The Committee would prefer the development to be named Collins Court.

**95.2 Notice of Appeal – EPF/1033/04 – 67 Tycehurst Hill – Erection of a) two storey rear extension, with second floor dormer window in new roof over, b) ground floor rear conservatory extension, c) ground floor front porch, d) ground floor front extension to garage and e) side extension to first floor – Min. No. P5**

The Committee confirmed its previous comments.

**95.3 Amended plans – EPF/2041/04 – 67 Tycehurst Hill – Erection of a) two storey rear extension, with second floor rear dormer window in new roof over; b) ground floor front porch; c) ground floor front extension to garage; d) side extension to first floor; e) ground floor rear conservatory (revised application) – Min. No. P74**

A member of the public with an interest in this application addressed the meeting. The Committee reiterated its previous comments and identified a discrepancy regarding the windows between the plan layouts and the west elevation. The Committee would prefer all windows on the east and west elevations at first floor level to have obscure glass.

**95.4 Amended plan and description – pitched roof added - EPF/2290/03 – 7 Albion Hill – Demolition of existing garage and reconstruction as new single storey office building with pitched roof – Min. No. P592**

The Committee had NO OBJECTION to this application.

**95.5 Notice of Appeal – EPF/950/04 – Mannock Drive Methodist Church, Mannock Drive – Outline application for the demolition of church and halls, and build new church centre, halls and 26 no. flats – Min. No. P661**

Cllr Pearce withdrew from the meeting. The Committee had NO OBJECTION to this application. Cllr Pearce rejoined the meeting.

**95.6 Information on town/parish meetings**

In response to the letter of the town council, Epping Forest District Council had confirmed it would be very cautious about adding too much information about the local council's consideration of planning applications, as misunderstandings can very easily occur about the roles of local councils and the district council

**95.7 East of England Plan**

The Committee NOTED that the East of England Plan will be on the agenda of the next meeting. The Committee Clerk informed the members that Cllr Angold-Stephens had attended a presentation by the East of England Regional Assembly regarding draft Regional Spatial Strategy 14 and had summarised the findings in a report which has been distributed to all councillors.

**P96 Statement for applications to prune and/or fell trees with TPO's**

Following the Town Mayor's suggestion, the Committee AGREED to review its previous comment, and substitute it with: "The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application. If however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection". The second clause can be omitted if members of the planning committee consider the tree particularly important.

**P97 Estimates for 2005/06**

Members NOTED the committee's estimates for 2005/06.

**P98 Local Plan Alterations – First Deposit consultation**

The Committee NOTED that Epping Forest District Council is currently formulating responses to representations regarding the Local Plan alterations.

**P99 Planning Applications**

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/2415/04, as members of the public were interested in this application.

<b>EPF/2415/04</b>	<b>20 Broadstrood</b> Mrs J Glassar	Single storey side extension (revised application)
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A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in respect of visual impact and loss of daylight/sunlight contrary to Policy DBE 9 (i) and (iii) of Epping Forest District Council's adopted Local Plan.

Cllrs C C Pond and C P Pond left the meeting.

<b>TRE/EPF/2259/04</b>	<b>7 Shelley Grove</b> Mr P Southgate	TPO/EPF/04/03: Willow (x3) – 20% crown reduction; Poplar (x2) – 40% crown reduction; Beech/Conifer – fell as dead.
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The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application. If however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection.

<b>EPF/2261/04</b>	<b>13 Brook Road</b> Mr E Swillman	First floor side extension and single storey rear extension
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The Committee had NO OBJECTION to this application.

<b>EPF/2281/04</b>	<b>28 Stanmore Way</b> Mr & Mrs Harp	Single storey rear extension and rear roof extension, incorporating rear dormer windows
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The Committee had NO OBJECTION to this application.

<b>EPF/2306/04</b>	<b>96 Roding Road</b> Goddard Veterinary Group	Variation in planning permission to extend opening hours on Saturdays from 9.00am-12.15pm to 9.00am-5.00pm
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Cllr Pearce withdrew from the meeting.

The Committee had NO OBJECTION to the extended opening hours for normal veterinary activity, but would prefer that the garden is not used on Saturdays.

Cllr Pearce rejoined the meeting.

**EPF/2308/04**                      **12 Roundmead Avenue**      Single storey side and rear  
Mr S Drabwell                      extensions

Cllr Wardle withdrew from the meeting.

The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in respect of visual impact and loss of daylight/sunlight contrary to Policy DBE 9 (i) and (iii) of Epping Forest District Council's adopted Local Plan.

Cllr Wardle rejoined the meeting and Cllr Chalk left the meeting.

**EPF/2309/04**                      **27 Crossfields**                      Single storey side extension  
Mr W Church

The Committee had NO OBJECTION to this application.

**EPF/2311/04**                      **6 Etheridge Green**                      Two storey side and single storey  
Mr A Hoskins                      rear extensions

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4 and would aim to finish by 10pm.

**EPF/2313/04**                      **37 Sedley Rise**                      Loft conversion with side and rear  
Mr D Gould                      dormer windows

Cllr Pearce withdrew from the meeting.

The Committee had NO OBJECTION to this application, but would prefer the window in the side elevation to have obscure glass.

Cllr Pearce rejoined the meeting.

**EPF/2315/04**                      **22 Spareleaze Hill**                      Two storey side extension, roof  
Mr & Mrs M Mason                      alterations and conversion of  
basement

The Committee had NO OBJECTION to this application.

**TRE/EPF/2319/04**      **65 Harwater Drive**                      TPO 4/79 (T32); Ash: Reduce  
Mr Boar                      overhang to min. 3m overhang  
from boundary

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application. If however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection.

**EPF/2326/04**                      **9 Coles Green**                      Loft conversion with rear dormer  
Mr & Mrs P Orsi                      window

The Committee had NO OBJECTION to this application.

**A/EPF/2342/04**      **St Michael and All Angels Church & PA, Roding Road**      Replacement free standing church notice board  
St Michael's & All Angels Church

The Committee had NO OBJECTION to this application.

**EPF/2343/04**      **20 Alderton Hill**      Two storey side extension, new garage block to front and single storey games and swimming pool room to rear (revised application)  
Mr G Tamplin

The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in respect of visual impact contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan.

**EPF/2359/04**      **36 The Heights**      Removal of Condition 1 of EPF/388/91 relating to ancillary residential use of garage  
Mr & Mrs D Read

Cllr Pearce withdrew from the meeting.

Due to a lack of information, the Committee felt that the condition was originally placed for a reason and therefore OBJECTED to its removal.

Cllr Pearce rejoined the meeting.

**EPF/2364/04**      **30 Church Lane**      Single storey rear extension  
Mr M A Walton

The Committee had NO OBJECTION to this application.

**EPF/2367/04**      **7 Alderton Rise**      Single storey rear extension  
Mr & Mrs Jordan

The Committee had NO OBJECTION to this application.

**EPF/2396/04**      **29 The Uplands**      Loft conversion with front and rear dormer windows, front porch and rear garden shed (revised application)  
Mr M Laffey

The Committee reiterated its previous comments: The Committee had NO OBJECTION to the loft conversion and rear garden shed. The Committee OBJECTED to the front porch as it was felt that it would impinge on the street scene contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan.

**EPF/2411/04**      **5 Warren Hall, Manor Road**      Enclose external courtyard at roof level and insert glazed lantern  
Mr K Wild

The Committee had NO OBJECTION to this application.

**EPF/2417/04**      **16 Clays Lane**      Two storey side, single storey rear and front extensions (resubmission)  
Mr G S Panesar

The Committee had NO OBJECTION to this application.

#### **P100 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P101 Justices' Licences: - Applications to Transfer:**

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

**Loch Fyne, 280-282 High Road  
Rileys, 10 Torrington Drive**

**Signed .....**  
**Date: 31<sup>st</sup> January 2005**

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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 31<sup>st</sup> January 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel	B W Moore (from Min. no. P105.2)
E C Murphy	R E Pearce
M W Wardle	J L Woods

**Also in Attendance:**

**Councillors:** J Benjamin (to Min. no. P107.1)  
M R M A Chalk (to Min. no. P108)  
S M Harper (to Min. no. P108)  
C C Pond (to Min. no. P108)  
D J Wixley

**Officers:** L R Fuller (Town Clerk)  
A L Harriss (Planning Committee Clerk)

**Principal Planning Officer, EFDC:** N Richardson

5 members of the public

**P102 Apologies for Absence**

Apologies for late attendance had been received from Cllr Moore.

**P103 Confirmation of Minutes**

The Minutes of the meeting of 10<sup>th</sup> January 2005 were amended to read in minute no. P94, "Cllr C C Pond declared a personal but non-prejudicial interest in item EPF/950/04, as he is a member of the sister church. Cllr C C Pond declared a personal but non-prejudicial interest in item EPF/2306/04, as a personal friend has an interest in the application".

Minute no. P95.6 was amended to read "Information on town/parish Planning Committee meetings".

Minute no. P96 was amended to read "Following the Town Mayor's suggestion, the Committee AGREED to review its previous comment made when unconvinced of the merits of an application, and substitute it with:..."

The sentence "Cllrs C C Pond and C P Pond left the meeting" was deleted from minute no. P99 and inserted after minute no. P98.

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

**P104 Declarations of Interest**

Cllr C C Pond declared a personal but non-prejudicial interest in item EPF/2415/04, as one of the objectors is slightly known to him. Cllr Chalk declared a personal but non-prejudicial interest in item EPF/2438/04, as she is a member of the South Loughton Cricket Club.

**P105 Matters for Report**

The Committee AGREED to bring forward the following item EPF/2415/04, as members of the public were interested in this application.

**105.1 Amended and additional plans – EPF/2415/04 – 20 Broadstrood – Single storey side extension (revised application) – Min. No. P99**

A member of the public with an interest in this application addressed the meeting. The Committee reiterated its previous comments: The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in respect of visual impact and loss of daylight/sunlight contrary to Policy DBE 9 (i) and (iii) of Epping Forest District Council's adopted Local Plan.

**105.2 New information – EPF/2359/04 – 36 The Heights – Removal of condition 1 of EPF/388/91 relating to ancillary residential use of garage – Min. No. P99**

Cllr Pearce declared a personal and prejudicial interest in the above item, as the applicants are personal friends and withdrew from the meeting. In the light of information as to the reason why the condition had originally been imposed and was no longer valid, the Committee had NO OBJECTION to this application.

Cllr Pearce rejoined the meeting.

Cllr Moore joined the meeting.

**105.3 Notice of Appeal – TRE/EPF/1648/04 – 38 Upper Park – TPO 5/89: Yew – fell – Min. No. P51**

The Committee reiterated its previous comments: The Committee OBJECTED to this application as it could not see a reason to fell this tree.

**P106 East of England Plan – Min. No. P95.7**

The Committee AGREED to hold an informal meeting to discuss the East of England Plan on Tuesday 1<sup>st</sup> February 2005 at 8pm. All councillors were invited to attend. The Committee NOTED that all written comments should be forwarded to the Planning Committee Clerk by Monday 7<sup>th</sup> February 2005.

**P107 Matters for Report (continued)****107.1 Amended plans – EPF/1994/04 – 8 Spareleaze Hill – Erection of new house to replace existing (revised application) – Min. No. P67**

Cllr Benjamin left the meeting.

The Committee had NO OBJECTION to this application but agreed that a condition should be made to ensure that the patio/balcony has screening to prevent overlooking.

**107.2 Amended plans – EPF/1979/04 – Ambresbury, Clays Lane – Two storey side extension and side conservatory – Min. No. P67**

Cllr Woods declared a personal but non-prejudicial interest in the above application, as she knows the neighbour. The Committee had NO OBJECTION to this application.

**P108 Planning Applications**

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/2438/04, as members of the public were interested in this application.

**EPF/2438/04**      **Roding Valley Recreation Area, Roding Lane**  
South Loughton Cricket Club

Single storey side extension to existing cricket pavilion, and erection of fixed mesh fenced practice nets

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

The Committee had NO OBJECTION to this application.

Cllr Chalk left the meeting.

**CLD/EPF/2103/04**      **Loughton Station, Station Approach**  
Kevin Barrett

Certificate of lawfulness for alterations to the building to improve safety and security, including provision of handrails on station roof

The Committee OBJECTED to the Certificate of Lawfulness as alterations to a listed building require planning permission.

**CLD/EPF/2446/04**      **34 Queens Road**  
Mr & Mrs C Pover

Certificate of lawfulness for a loft conversion and extension to form gable end and a rear dormer window

The Committee NOTED this application.

**LB/EPF/2448/04**      **Loughton Station, Station Approach,**  
London Underground Ltd

Grade II listed building application for the installation of 'chip and pin' card reader units to ticket office counters

The Committee had NO OBJECTION to this application.

Cllr Harper left the meeting.

**EPF/2452/04**      **215B Smarts Lane**  
B & B Motors

Outline application for change of use from motor repair workshop to residential use, involving a replacement building (resubmission)

The Committee had NO OBJECTION to this application based on the footprint of the plans before it.

**EPF/2459/04**      **9 Baldwins Hill**  
Mr & Mrs Holloway

Single storey rear extension, single storey front and side extension and erection of sun-room and terrace on dwelling roof

The Committee had NO OBJECTION to the rear, front and side extension. The Committee OBJECTED to the sun-room and terrace on the dwelling roof which would result in a loss of amenity to neighbours in respect of visual impact and overlooking contrary to Policy DBE 9 (i) and (ii) of Epping Forest District Council's adopted Local Plan. The Committee felt that this second storey/roof development would be detrimental to the street scene and the existing building contrary to Policy DBE 10 (i) and (ii) of Epping Forest District Council's adopted Local Plan. In addition, the Committee felt that the sun-room and terrace would be contrary to heritage conservation policies HC6 & HC7 (i) of Epping Forest District Council's adopted Local Plan.

The Committee agreed that a condition should be placed on the dwelling to ensure that the windows are kept in keeping with the original style.

The Committee AGREED to bring forward the following item EPF/64/05, as Cllr C C Pond was interested in this application.

**EPF/64/05**                      **49 The Uplands**                      Two storey side extension  
Mr R Willoughby

The Committee had NO OBJECTION to this application.

Cllr C C Pond left the meeting.

**EPF/5/05**                      **68 Roundmead Avenue**                      Single storey rear extension, and  
P Bickers                      single storey extension to front of  
attached garage

The Committee had NO OBJECTION to this application.

**EPF/6/05**                      **40 Valley Hill**                      Single storey rear extension  
S Forsdyke

The Committee had NO OBJECTION to this application.

**CLD/EPF/23/05**                      **34 Chigwell Lane**                      Certificate of lawfulness for a  
Miss D Cator                      proposed single storey rear  
extension

The Committee NOTED this application.

**EPF/26/05**                      **3 Ripley View**                      Single storey rear extension, loft  
Mr S Rabey                      conversion with 2 no. front  
dormers and 4 no. rear dormers  
and raised roof ridge

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4 and would aim to finish by 9.50pm.

**EPF/30/05**                      **51 Woodland Road**                      Two storey/single storey rear  
Mr S Whitehead                      extensions and single storey side  
extension

The Committee had NO OBJECTION to this application.

**EPF/38/05**                      **33 Avondale Drive**                      Two storey rear extension  
Mrs L Reynolds

The Committee had NO OBJECTION to this application.

**TRE/EPF/40/05**                      **8 Connaught Avenue**                      TPO 31/88: three lime, one pine  
Mr Musaphia                      and one hornbeam – selective  
minor pruning, including crown  
reductions as specified

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

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

**EPF/54/05**                      **52 Southern Drive**                      Revision to previously approved  
Mr M Grace                      permission EPF/1037/04, for the  
erection of a detached garage, to  
now include a pitched roof

The Committee had NO OBJECTION to this application.

**EPF/72/05**                      **41 Tycehurst Hill**                      Loft extension with dormer  
Mr D Evans                      windows to side and rear

The Committee had NO OBJECTION to this application.

**EPF/77/05**                      **52 Forest Road**                      Two storey rear extension  
Mr G Bramley

The Committee OBJECTED to the flat roof finish of the first floor unless the adjoining properties have a similar roof finish.

**EPF/81/05**                      **48 Habgood Road**                      Erection of first floor rear  
Mr N Swift                      extension and pitched roof to  
existing rear ground floor  
extension (revised application)

The Committee had NO OBJECTION to this application.

**EPF/86/05**                      **100 Hanson Drive**                      Erection of wooden framed  
Mrs M Bennett                      conservatory at rear of dwelling

The Committee had NO OBJECTION to this application.

**EPF/88/05**                      **2 Ashley Grove**                      Erection of pitched roof over  
Mr W Gill                      existing flat roof, incorporating loft  
accommodation with side and  
rear dormer windows

The Committee had NO OBJECTION to this application.

**P109 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

Signed .....  
Date: 14<sup>th</sup> February 2005

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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 14<sup>th</sup> February 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
M R M A Chalk (as substitute for M W Wardle)  
B W Moore                      R E Pearce                      J L Woods

**Also in Attendance:**

**Councillors:** D J Wixley

**Officers:** A L Harriss (Planning Committee Clerk)

1 member of the public

**P110 Apologies for Absence**

Apologies for absence had been received from Cllrs M Daniel, Murphy and Wardle.

**P111 Confirmation of Minutes**

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

**P112 Declarations of Interest**

Cllr Pearce declared a personal but non-prejudicial interest in item EPF/121/05, as the applicant is known to him as a member of the church. The Planning Clerk declared an interest in item EPF/126/05, as the site is adjacent to her property.

**P113 Planning Applications**

The following application for planning permission was considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/121/05, before inspecting the amended plan.

<b>EPF/121/05</b>	<b>35 Wellfields</b> Mr D Briggs	Demolition of existing detached garage, erection of single storey front and rear extensions, and two storey side extension
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The Committee had NO OBJECTION to this application, but was concerned about its excessive height and bulk, particularly as the affected adjacent property is lower, which would represent overdevelopment of the site contrary to Policies DBE 7 and DBE 9 of Epping Forest District Council's adopted Local Plan. The plans show a discrepancy between the rear elevation proposed and the rear plan view.

**P114 Matters for Report**

**114.1 Amended plan – EPF/121/05 - 35 Wellfields – Demolition of existing detached garage, erection of single storey front and rear extensions, and two storey side extension**

The Committee REITERATED its comments as detailed above.

**P115 East of England Plan – Min. No. P106**

The Committee requested the Planning Clerk to make amendments to its comments regarding the East of England Plan, before presenting the recommendations to the Council.

**P116 Planning Applications (continued)**

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/139/05, as a member of the public was interested in this application.

<b>EPF/139/05</b>	<b>36/38 Church Hill</b> Mastercall	Change of use of rear outbuilding to A2 use
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A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in respect of noise, smell or other disturbance contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan. The Committee was concerned that a change of use would result in noise and disturbance from employees and may set a precedence for adjacent buildings near the access lane off Queens Road and Church Hill.

<b>EPF/63/05</b>	<b>27 River Way</b> Mr & Mrs Broad	Loft conversion with installation of rear dormer windows
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The Committee had NO OBJECTION to the loft conversion but was concerned about the balcony with regards to overlooking.

<b>EPF/89/05</b>	<b>7 Baldwins Hill</b> Mr J Marshall	Two storey side extension and loft conversion
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The Committee had NO OBJECTION to this application.

<b>EPF/104/05</b>	<b>85 Willingale Road</b> Mr N Canfield	Single storey front and two storey side extensions
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The Committee had NO OBJECTION to this application.

<b>EPF/108/05</b>	<b>37 Alderton Hill</b> Daniel Sanders	First floor side and two storey rear extensions, and extension to roof
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The Committee had NO OBJECTION to this application. The proposed roof plan does not correlate to the proposed elevations as it does not show a hipped end and the Committee would prefer a hipped roof.

<b>EPF/110/05</b>	<b>Debden Station, Chigwell Lane</b> Kevin Barrett	Installation of a free-standing handrail around the perimeter of the station roof
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The Committee had NO OBJECTION to this application.

<b>TRE/EPF/118/05</b>	<b>3 Woodbury Hill</b> Mr S B Hand	TPO/CHI 2/68: T3 Ash – fell
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The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application.

If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection. The Committee is sympathetic to the problems caused by the pigeons.

**EPF/126/05**                      **Land at Witham Close**                      Erection of a detached garage  
Mr Pullen

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend Standing Order number 1.4 and would aim to finish by 9.45pm.

**EPF/129/05**                      **10 Church Lane**                                      Single storey rear extension  
Mr & Mrs Snook                                      (revised application)

The Committee had NO OBJECTION to this application.

**A/EPF/131/05**                      **Royal Standard (PH),**                              Various illuminated and non-  
**126 High Road**                                      illuminated signage (revised  
N.R.G. UK Ltd                                      application)

The Committee OBJECTED to this application as it was felt that the advertisement would be out of keeping with the building of which they would form part by reason of their materials, colours or proportions, contrary to Policy DBE 13 (i) (b) of Epping Forest District Council's adopted Local Plan. The Committee expressed concern that these premises are adjacent to land owned by the Epping Forest Conservators.

**EPF/157/05**                      **21 Audley Gardens**                              Demolition of existing garage and  
Ms L Smith                                      outbuilding, and erection of single  
storey side extension

The Committee had NO OBJECTION to this application.

**EPF/163/05**                      **29 Pyrles Lane**                                      Single storey side extension  
Mr T Richardson

The Committee had NO OBJECTION to this application.

**EPF/164/05**                      **23 Hazelwood**                                      Two storey side, two storey rear  
Mr & Mrs S Jack                                      and single storey front extensions

The Committee had NO OBJECTION to this application.

**EPF/176/05**                      **9 Newmans Close**                              Single storey side/rear extension  
Mr D Bond

The Committee had NO OBJECTION to this application.

**P117 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

Signed .....  
Date: 28<sup>th</sup> February 2005

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 28<sup>th</sup> February 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel	B W Moore	E C Murphy
R E Pearce	J L Woods	
C C Pond (as substitute for M W Wardle)		

**Officers:** A L Harriss (Planning Committee Clerk)

5 members of the public

**P118 Apologies for Absence**

Apologies for absence had been received from Cllr Wardle.

**P119 Confirmation of Minutes**

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

**P120 Declarations of Interest**

Cllr C C Pond declared a personal but non-prejudicial interest in items EPF/181/05 and EPF/239/05, as he is a member of a church which is located near the application sites. Cllr Murphy declared a personal but non-prejudicial interest in item EPF/250/05, as she knows someone who works at the application site.

**P121 Matters for Report**

**P121.1 Notice of Appeal – EPF/1761/04 – 65 Stonards Hill – Rear conservatory – Min. No. P51**

The Committee DECIDED not to comment on this application.

**P121.2 A/EPF/131/05 – Royal Standard (PH), 126 High Road – Various illuminated and non illuminated signage (revised application) – Min. No. P116**

The Committee confirmed its previous comments.

**P121.3 Notice of Appeal - EPF/2133/04 – 5 Summerfield Road – First floor rear extension and loft conversion with rear dormer window – Min. No. P109**

The Committee confirmed its previous comments.

**P122 Planning Applications**

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

The Committee AGREED to bring forward the following item EPF/250/05, as members of the public were interested in this application.

**EPF/250/05**

**1 Church Hill**  
W McAuliffe

Demolition of existing buildings and erection of two blocks of flats comprising of 9 no. two bedroom units and 1 no. one bedroom unit, with associated parking and landscaping

The Committee OBJECTED to this application which would result in: a lack of private amenity space contrary to Policy DBE 8, an excessive loss of amenity for neighbours in respect of visual impact and overlooking contrary to Policy DBE 9 (i) and (ii), and a detrimental impact on the streetscene contrary to Policy DBE 10 (i) (a) of Epping Forest District Council's adopted Local Plan. The Committee also objected as the development would: result in an intensification of use contrary to Policy DBE 11 (i), be detrimental to the character, appearance and setting of the Conservation Area contrary to Policy HC6, affect a listed building (Bedford House) contrary to Policy HC12 of Epping Forest District Council's adopted Local Plan.

The Committee expressed concern about the implied change of use from a much used nursery to residential development.

**EPF/137/05**                      **298 Willingale Road**                      Single storey front, two storey  
Mr & Mrs Dean                      side; and part two storey, part  
single storey rear extensions

The Committee had NO OBJECTION to this application.

**EPF/171/05**                      **9 Ollards Grove**                      Erection of rear conservatory and  
Mr & Mrs B Lovegrove                      installation of side dormer window

The Committee had NO OBJECTION to the conservatory, but was concerned about possible overlooking from the dormer window onto the neighbours' garden. Neighbours' privacy should be protected using appropriate conditions.

**EPF/181/05**                      **Land rear of Diggens**                      Erection of part three storey and  
**Court and Van Ryan**                      part four storey block of 14 flats  
**House, High Road**                      with parking at ground level  
Daws Investments Ltd

The Committee OBJECTED to this application which would be contrary to Policies DBE 1 (i) (ii) (iii), DBE 2, DBE 8, DBE 9 (i) (ii) (iv), DBE 10 (i) (a) (b) (c), DBE 11 (iii), HC6 and HC7 (i) of Epping Forest District Council's adopted Local Plan.

**EPF/194/05**                      **35 Whitehills Road**                      Two storey side extension  
Mr P Vadher

The Committee OBJECTED to this application which would be contrary to Policies DBE 9 (iii) and DBE 10 (i) (b) of Epping Forest District Council's adopted Local Plan. The second storey is not 1 metre back from the boundary and therefore may give rise to a terracing effect.

**EPF/196/05**                      **12 Deepdene Path**                      Single storey front, side and rear  
Mrs T Balmforth                      extensions

The plans relate to 12 Bushfields, which is shown as 12 Deepdene Path on the application. The Committee ASKED the Clerk to discuss the address with the Planning Officer at Epping Forest District Council.

**EPF/206/05**                      **6 Torrington Drive**                      Change of use from ladies  
Mr Raymond Hall                      fashions (A1) to a tanning shop  
(Sui Generis)

The Committee OBJECTED to this application as the proposed change of use would result in the amount of non-retail outlets in the High Road exceeding 20% in contravention of Policy STC7 of Epping Forest District Council's adopted Local Plan.



**P123 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P124 Local Government (Miscellaneous Provisions) Act 1982 Street Trading,  
Oakwood Hill Industrial Estate**

The Committee DECIDED not to comment on this application.

**Signed .....**  
**Date: 14<sup>th</sup> March 2005**

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 14<sup>th</sup> March 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel                      B W Moore (from Min. no. P129.1)  
E C Murphy                      J L Woods  
C C Pond (as substitute for M W Wardle)

**Officers:**      A L Harriss (Planning Committee Clerk)

The Planning Committee Clerk announced that Cllr Murphy had resigned from the Loughton Residents Association.

**P125 Apologies for Absence**

Apologies for absence had been received from Cllrs Pearce and Wardle. Apologies for late attendance had been received from Cllr Moore.

**P126 Confirmation of Minutes**

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

**P127 Declarations of Interest**

No Declarations of Interest were made.

**P128 Matters for Report**

**128.1 Amended Plans – EPF/2201/04 – Mindrum, Nursery Road – Two storey side extension with basement garage, rear conservatory, demolition of existing rear double garage and construction of underground leisure room with swimming pool – Min. No. P89**

The Committee had NO OBJECTION to this application.

**128.2 Amended Plans – Correct site now outlined - EPF/196/05 – 12 Deepdene Path – Single storey front, side and rear extensions – Min. No. P122**

The Committee had NO OBJECTION to this application, but was concerned that the design was not very attractive especially at the rear of the side extension, which may detract from the streetscene.

**128.3 Notice of Appeal – EPF/2041/04 – 67 Tycehurst Hill – Erection of a) two storey rear extension, with second floor rear dormer window in new roof over; b) ground floor front porch; c) ground floor front extension to garage; d) side extension to first floor; e) ground floor rear conservatory (Revised application) - Min. No. P95**

The Committee REITERATED its previous comments.

**128.4 Amended plans and description – EPF/164/05 - 23 Hazelwood – Two storey side, front and rear extensions and single storey front extension to garage – Min. No. P116**

The Committee had NO OBJECTION to this application.

**P129 Town Council Planning Meetings****129.1 Reference from Council meeting**

Cllr Moore joined the meeting.

The Committee AGREED to recommend to the council that a person should be able to give notice to speak at a planning meeting or submit written submissions by 3pm on the day of the meeting.

The Committee ASKED the Town Clerk to write a letter to John Preston, Head of Planning at Epping Forest District Council, requesting 21 days to comment on any amended or revised plans.

**129.2 Notice to the public**

The Committee AGREED that Cllr C C Pond should draft a sample letter and ASKED the Planning Committee Clerk to circulate a copy to all councillors on the planning committee. The Committee ASKED the Planning Committee Clerk to write a letter to John Preston requesting Epping Forest District Council to enclose a copy of a letter from Loughton Town Council with any correspondence to any planning applicant in Loughton.

**P130 Planning Applications**

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

<b>EPF/2353/04</b>	<b>59 Sparelease Hill</b> Mr M Dias	Extension to pitch roof and additional dormer window to rear in connection with loft conversion
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The Committee had NO OBJECTION to this application.

<b>EPF/248/05</b>	<b>Mindrum, Nursery Road</b> Mr T Sawyer	Retrospective application for erection of front boundary wall and gates
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The Committee had NO OBJECTION to this application, but would like a condition requiring appropriate planting behind the railings.

<b>EPF/262/05</b>	<b>64 Alderton Hill</b> Mr S Schaffer	First floor front and rear extensions, new roof with rooms in roof space with front and rear dormer windows
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The Committee had NO OBJECTION to this application, but was concerned about the style of the house and the effect of the extensions on neighbours.

<b>EPF/276/05</b>	<b>38 Chigwell Lane</b> Jewson Ltd	Change of use from B1/B8 to builders merchants with trade counter
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The Committee had NO OBJECTION to this application.

<b>EPF/288/05</b>	<b>89 Smarts Lane</b> Mr R Woodland	Change of use from retail shop to residential dwelling
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The Committee had NO OBJECTION to this application.

<b>EPF/290/05</b>	<b>114 Jessel Drive</b> Mr W Parsons	Single storey front extension (Amended application)
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The Committee had NO OBJECTION to this application.

**EPF/292/05**                      **40 Hanson Drive**                      Two storey side and single storey  
Mr B P Andrew                      front extension  
The Committee had NO OBJECTION to this application.

**EPF/299/05**                      **9 Connaught Hill**                      Basement/ground floor rear  
Mr & Mrs Bell                      conservatory extension (Revised  
application)  
The Committee REITERATED its previous comments.

**EPF/302/05**                      **9 Alderton Way**                      Two storey rear extension  
Mr M Sullivan  
The Committee had NO OBJECTION to this application.

**EPF/311/05**                      **29 Sedley Rise**                      Single storey side extension  
Mr & Mrs Barker  
The Committee OBJECTED to this application as the flat roof of the extension was unattractive and would be out of character with the neighbourhood, contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan.

**CLD/EPF/340/05**                      **8 Rookwood Gardens**                      Application for Certificate of  
D S Miller                      Lawfulness for proposed loft  
conversion with rear dormer  
windows  
The Committee NOTED this application.

**EPF/344/05**                      **18 Forest View Road**                      Erection of side conservatory  
Mr & Mrs Alier  
The Committee had NO OBJECTION to this application.

**EPF/345/05**                      **27 Greenfields**                      Two storey side extension, single  
Mr & Mrs Taylor                      storey front extension  
incorporating front porch, and  
installation of vehicle crossover  
(Amended application)  
The Committee had NO OBJECTION to this application.

**EPF/351/05**                      **45 Avondale Drive**                      First floor side extension  
Mr & Mrs R Bruce  
The Committee had NO OBJECTION to this application.

**P131 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P132 Section 34 Gaming Machine Permit for two machines**

The Committee NOTED the following application for a Protection Order:  
**The Hollybush, 140 High Road**

Signed .....  
Date: 29<sup>th</sup> March 2005

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Tuesday 29<sup>th</sup> March 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
 M L Daniel                      E C Murphy                      R E Pearce  
 J L Woods

**Officers:**     A L Harriss (Planning Committee Clerk)

2 members of the public

**P133 Apologies for Absence**

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

**P134 Confirmation of Minutes**

The Minutes of the meeting held on 14<sup>th</sup> March 2005 were CONFIRMED as a correct record and signed by the Chairman.

**P135 Declarations of Interest**

Cllr Woods declared a personal but non-prejudicial interest in EPF/421/05, as she knows occupiers of 59 Alderton Close, whose land adjoins 12A Alderton Close.

**P136 Matters for Report**

**136.1 New information – EPF/206/05 – 6 Torrington Drive – Change of use from ladies fashions (A1) to a tanning shop (Sui Generis) – Min. No. P122**

The Committee Clerk reported that Torrington Drive is not in a primary or secondary frontage area, so the proposed change of use would not contravene Policy STC7 of Epping Forest District Council's adopted Local Plan. Therefore, the Committee's original objection is not valid. In light of this information, the Committee had NO OBJECTION to this application.

**P137 Town Council Planning Meetings**

**137.1 Reference from Council meeting**

The Committee Clerk read out a revised letter written by Cllr C C Pond on 27<sup>th</sup> March 2005, for the Committee's consideration. The Committee DECIDED to approve Cllr C C Pond's first letter dated 15<sup>th</sup> March 2005. The Committee Clerk will make some amendments as requested, before circulating the letter to all councillors on the planning committee.

**P138 Planning Applications**

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

<b>EPF/272/05</b>	<b>89 Forest Road</b>	Two storey side and single storey rear extensions
	Mrs J Ling	

The Committee had NO OBJECTION to this application.

- EPF/298/05**                      **1 Westview**  
Mr Lee Wright                      Demolition of existing dwelling  
and construction of new dwelling  
with basement parking
- The Committee had NO OBJECTION to this application.
- EPF/330/05**                      **8 Danbury Road**  
Mr F Grobler                      Conversion of existing dwelling to  
form 2 no. two bedroom flats and  
1 no. two bedroom house  
incorporating a two storey side  
and rear extension and additional  
front porch
- The Committee had NO OBJECTION to this application.
- TRE/EPF/331/05**                **28 Fallowfields**  
Mr B Dacosta                      TPO 24/86; 4 Black Poplars:  
Reduce height by 35%
- The Committee objects to applications which will result in inappropriate treatment being carried out on any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application.
- EPF/357/05**                      **23 Woodland Road**  
Mr & Mrs I McCann                Demolition of existing  
conservatory and erection of  
single storey rear extension
- The Committee had NO OBJECTION to this application.
- EPF/358/05**                      **34 Lower Park Road**  
Mr & Mrs Slade                      Rear conservatory
- The Committee had NO OBJECTION to this application, but was concerned about the length of the proposed building which may diminish the neighbours' visual amenity.
- EPF/371/05**                      **47/49 Meadow Road**  
Mossford Construction  
Limited                                Demolition of builders yard and  
erection of a pair of semi-  
detached houses with rear  
dormer windows
- The Committee had NO OBJECTION to this application.
- EPF/378/05**                      **10 Valley Hill**  
Ms A Cooper                      Two storey side and first floor rear  
extensions; and installation of  
additional side dormer window
- The Committee had NO OBJECTION to this application.
- EPF/386/05**                      **18 The Avenue**  
Mr K Newton/Avenue  
Lawn Tennis Club  
(ALTC)                                Demolition of existing clubhouse  
and erection of new clubhouse  
(revised application)
- The Committee had NO OBJECTION to this application, but was concerned about the trees which should remain.
- EPF/388/05**                      **57 Broadstrod**  
Mr & Mrs P Dackombe                Single storey rear extension
- The Committee had NO OBJECTION to this application.
- EPF/392/05**                      **7 Alderton Rise**  
Mr & Mrs Jordan                      Single storey rear extension  
(revised application)
- The Committee had NO OBJECTION to this application.

**EPF/417/05**                      **26 Cleland Path**                      Pitched roof to rear single storey  
Mr J Geddes                      extension approved under  
EPF/1274/04

The Committee had NO OBJECTION to this application.

**EPF/421/05**                      **Land adj,**                      Outline application for erection of  
**12A Alderton Close**                      a detached two storey dwelling  
Alderton Estates Ltd                      (revised application)

Cllr P Sheen declared a personal but non-prejudicial interest in the above application, as he knows occupiers of 12 Alderton Close.

The Committee AGREED to suspend Standing Order number 1.4 and would aim to finish by 9.40 p.m.

The Committee OBJECTED to this application as the vehicle access is of inadequate width to enable vehicles to pass, consequently it is unsuitable to serve two dwellings: it does not have adequate pedestrian sight lines and the gradient to the access exceeds 1:10. The proposal is therefore contrary to Policy T17 of Epping Forest District Council's adopted Local Plan.

**P139 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P140 Justices' Licences: - Application to Transfer:**

The Committee NOTED the following application for transfer of Justices' Licence:  
**Clydesdale, 41 Westall Road**

**P141 The following Accounts for Payment were APPROVED:**

Cheque no.	Payee	Purpose	VAT	Gross Amount
2462	Mr Leslie Hall	Grave digging		1660.00
2463	J McLintock & Sons	Kingsley Hall repairs	7.22	48.47
2464	Cash	Reimburse petty cash		33.48
2465	Thames Water Utilities Ltd	RVRec		25.93
2466	London Energy Plc	RVRec	13.91	292.15
2467	Orion Media Marketing Ltd	Stationery	5.71	38.36

Signed .....  
Date: 11<sup>th</sup> April 2005

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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 11<sup>th</sup> April 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
                   B W Moore                   E C Murphy                   R E Pearce  
                   M W Wardle

**Officers:**     E K Walsh (Deputy Town Clerk)

**P142 Apologies for Absence**

Apologies for absence had been received from Councillors Daniel and Woods.

**P143 Confirmation of Minutes**

The Minutes of the meeting held on 29<sup>th</sup> March 2005 were CONFIRMED as a correct record and signed by the Chairman.

**P144 Declarations of Interest**

Cllr Pearce declared a personal and prejudicial interest in EPF/455/05, 158 Forest Road, as he is a close friend of the applicant.

**P145 Matters for Report**

The Committee noted that the application **EPF/311/05** for **29 Sedley Rise** had been withdrawn as the proposals could be classed as permitted development.

**P146 Town Council Planning Meetings**

**146.1 Reference from Council meeting**

The Committee approved the letter regarding the Town Council's position within the planning system which, with the co-operation of Epping Forest District Council Planning Services, would be sent out with all statutory planning correspondence to Loughton residents.

**146.2 Deadline for Members of the Public Registering a Wish to Address the Committee**

The Committee noted the recommendation of the Finance and General Policy Committee to Council that the registration deadline be delayed until 3 p.m. on the day of a meeting for a trial period of a year.

**P147 Planning Applications**

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

<b>EPF/360/05</b>	<b>12 The Lindens</b>	Rear conservatory
	Mrs Teresa	

The Committee had NO OBJECTION to this application.

- EPF/381/05**                      **5 Richmond Park,**                      Loft conversion with side and rear  
Great Woodcote Park                      dormer windows  
I S Kalkat
- The Committee had NO OBJECTION to this application but expressed concern regarding the side dormer window overlooking the neighbour's garden.
- EPF/387/05**                      **17 Broadstrood**                      Two storey and single storey rear  
Mr & Mrs Victory                      extensions
- The Committee had NO OBJECTION to this application.
- EPF/416/05**                      **3A Homecroft Gardens**                      Conversion of garage to utility  
Mr J P Howarth                      room and toilet
- The Committee had NO OBJECTION to this application.
- EPF/434/05**                      **Homehurst, Manor**                      Extension to existing garage  
**Road**  
Mr & Mrs R G Higgins
- The Committee had NO OBJECTION to this application.
- EPF/440/05**                      **12 Broadstrood**                      First floor front extension  
Mr & Mrs Stockings
- The Committee had NO OBJECTION to this application.
- A/EPF/28/05**                      **25A York Hill**                      New shop sign: Illuminated  
Loughton Tile Studio                      between 4pm – 8pm during winter  
months
- The Committee had NO OBJECTION to this application.
- EPF/451/05**                      **7 Sutton Close**                      First floor rear extension  
Mr Carter
- The Committee had NO OBJECTION to this application.
- EPF/454/05**                      **61 Meadow Road**                      Removal of existing conservatory  
M Gipson                      and erection of two storey/single  
storey rear extensions
- The Committee OBJECTED to this application because of its potentially adverse effect on no. 63 Meadow Road that would be contrary to Policy DBE 9 of Epping Forest District Council's adopted Local Plan.
- EPF/455/05**                      **158 Forest Road**                      Demolition of existing residential  
Mr B Edwards                      house and erection of new  
residential building
- The Committee had NO OBJECTION to this application.
- EPF/456/05**                      **10 Kenilworth Gardens**                      Front porch  
Mr D Thomas
- The Committee had NO OBJECTION to this application.



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**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 25<sup>th</sup> April 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)  
 M L Daniel                      B W Moore                      M W Wardle  
 J L Woods

**Officers:**     A L Harriss (Planning Committee Clerk)

2 members of the public

**P149 Apologies for Absence**

Apologies for absence had been received from Cllrs Murphy and Pearce.

**P150 Confirmation of Minutes**

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

**P151 Declarations of Interest**

Cllr Woods declared a personal but non-prejudicial interest in item EPF/357/05, as she lives in the same road as the site. Cllrs Moore and Wardle declared a personal but non-prejudicial interest in items EPF/556/05 & LB/EPF/557/05, as they are members of Churches Together in Loughton.

**P152 Matters for Report**

**P152.1 Amended plans – EPF/181/05 – Land rear of Diggens Court and Van Ryan House, High Road – Erection of part three storey and part four storey block of 14 flats with parking at ground level – Min. No. P122**

The Committee REITERATED its previous comments.

**P152.2 Notice of Appeal – A/EPF/2125/04 – 1 Valley Hill – Retrospective application for external sign and trough lighting on side wall – Min. No. P82**

The Committee DECIDED not to comment on this application.

**P152.3 Amended plans – EPF/163/05 – 29 Pyrles Lane – Single storey side extension – Min. No. P116**

The Committee had NO OBJECTION to this application.

**P152.4 Amended plans – EPF/108/05 – 37 Alderton Hill – First floor side and two storey rear extensions, and extension to roof – Min. No. P116**

The Committee had NO OBJECTION to this application.

**P152.5 Amended plan – EPF/357/05 – 23 Woodland Road – Demolition of existing conservatory and erection of single storey rear extension – Min. No. P138**

The Committee had NO OBJECTION to this application.

**P152.6 Reference from Council meeting**

The Committee NOTED a letter from Mr Barry Land, Assistant Head of Planning Services at Epping Forest District Council, regarding the deadline to comment on any amended or revised plans.

**P153 Planning Applications**

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

The Committee AGREED to bring forward the following items EPF/556/05 and LB/EPF/557/05, as members of the public were interested in these applications.

<b>EPF/556/05</b>	<b>St Mary's Church, Vicarage &amp; Church Hall, High Road, The Wardens &amp; St Mary's PCC</b>	Single and two storey extensions to church to provide new halls and facilities. Demolition of existing hall and formation of new car park; and refurbishment of Citizen's Advice Bureau
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A member of the public with an interest in applications EPF/556/05 and LB/EPF/557/05 addressed the meeting on two separate occasions. In-between, the Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but was concerned about overlooking from the parish room at the rear of the proposed building to the gardens of 35 Priory Road.

<b>LB/EPF/557/05</b>	<b>St Mary's Church, Vicarage &amp; Church Hall, High Road, The Wardens &amp; St Mary's Church PCC</b>	Grade II Listed Building application to construct two storey extension and link to existing church, forming new church entrance
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The Committee had NO OBJECTION to this application, but was concerned about overlooking from the parish room at the rear of the proposed building to the gardens of 35 Priory Road.

<b>EPF/453/05</b>	<b>43 The Broadway K &amp; P Fresh Foods</b>	Alterations to shop front
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The Committee had NO OBJECTION to this application.

<b>EPF/466/05</b>	<b>6 Baldwins Hill Mr &amp; Mrs Nestola</b>	Loft conversion with front and rear dormer windows including hip to gable roof
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The Committee had NO OBJECTION to this application.

<b>TRE/EPF/477/05</b>	<b>3 The Chase Colin Bastick</b>	TPO 4/98: Beech and Poplar - fell
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The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application. If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection.

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|--|--|--|
| <b>EPF/487/05</b>  | <b>123 Grosvenor Drive</b><br>Mr & Mrs Baker   | Change of use from woodland to domestic curtilage to form extended garden        |
| The Committee AGREED to bring forward EPF/515/05, as the site is adjacent to the above application.  |  |  |
| The Committee OBJECTED to this application which would result in an excessive loss of amenity to neighbours in respect of visual impact and noise, smell or other disturbance contrary to Policy DBE 9 (i) (iv) of Epping Forest District Council's adopted Local Plan. The Committee is concerned that the site is within the green belt. |  |  |
| <b>EPF/515/05</b>  | <b>125 Grosvenor Drive</b><br>Mrs G Fitzgibbon | Change of use of land from woodland to form extended rear garden                 |
| The Committee OBJECTED to this application which would result in an excessive loss of amenity to neighbours in respect of visual impact and noise, smell or other disturbance contrary to Policy DBE 9 (i) (iv) of Epping Forest District Council's adopted Local Plan. The Committee is concerned that the site is within the green belt. |  |  |
| <b>EPF/499/05</b>  | <b>39 Sparelease Hill</b><br>Mr J Singh        | Single/two storey front extension, and single storey rear extension              |
| The Committee OBJECTED to the rear extension and what appears to be a balcony which would be overbearing to neighbours contrary to Policies DBE 9 (i) (ii) (iii) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan.  |  |  |
| <b>EPF/504/05</b>  | <b>133 Englands Lane</b><br>Mr & Mrs Farrugia  | Single storey front infill extension with bow window                             |
| The Committee had NO OBJECTION to this application.  |  |  |
| <b>EPF/533/05</b>  | <b>7 Albion Hill</b><br>Mr & Mrs Bowman        | Two storey side extension  |
| The Committee had NO OBJECTION to this application, but was concerned about the design and visual impact of the lift shaft.  |  |  |
| <b>EPF/534/05</b>  | <b>37 Sedley Rise</b><br>Mr D Gould            | Loft conversion with side extension and rear dormer window (revised application) |
| The Committee had NO OBJECTION to this application.  |  |  |
| <b>EPF/537/05</b>  | <b>7 Barrington Green</b><br>Angela Petrou     | Conservatory to side   |
| The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) (iii) and DBE 10 (i) (a) (b) of Epping Forest District Council's adopted Local Plan.  |  |  |
| <b>CLD/EPF/541/05</b>  | <b>56 Avondale Drive</b><br>Mr & Mrs Clemens   | Certificate of Lawfulness for a proposed single storey rear extension            |
| The Committee NOTED this application.  |  |  |
| <b>CLD/EPF/548/05</b>  | <b>126 Roding Road</b><br>Mr P Booker          | Certificate of Lawfulness for a single storey rear extension                     |
| The Committee NOTED this application.  |  |  |

**EPF/553/05**                      **28 Forest View Road**                      Two storey side extension and loft  
Mr & Mrs N Carver                      conversion with rear balcony  
window

The Committee AGREED to suspend Standing Order number 1.4 and would aim to finish by 9.45pm.

The Committee was unable to comment on this application as the plans do not show the true position of the proposed development to the linked neighbour.

**EPF/554/05**                      **67 Spring Grove**                      Rear conservatory  
Mr & Mrs Myers

The Committee had NO OBJECTION to this application.

**EPF/561/05**                      **51 Queens Road**                      Single storey rear extension  
Mr & Mrs Wilby

The Committee had NO OBJECTION to this application.

**TRE/EPF/563/05**                      **6 Wallers Hoppet**                      TPO 8/91: Oak – crown, lift and  
Mr Brive                      dead wood

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application. If, however, the District Council's arboricultural officers deem this application acceptable, whether with amendments or not, then the Committee is willing to waive its objection.

**EPF/571/05**                      **1 Hogarth Reach,**                      First floor extension over existing  
**The Lindens,**                      garage  
Mr & Mrs Safar

The Committee had NO OBJECTION to this application.

**CLD/EPF/587/05**                      **4 Deepdene Path**                      Certificate of Lawfulness for  
Mr & Mrs Cressey                      proposed loft conversion with rear  
dormer window

The Committee NOTED this application.

**P154 Decisions by Epping Forest District Council:**

The Planning decisions from Epping Forest District Council were NOTED.

**P155 Justices' Licences:**

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

**The Old Crown, Loughton**

Signed .....  
Date: 9<sup>th</sup> May 2005

**LOUGHTON TOWN COUNCIL**

**PLANNING COMMITTEE**

**MINUTES of the Meeting held on Monday 9<sup>th</sup> May 2005 at 7.45 p.m. at 1 Buckingham Court.**

**Present:**

**Councillors:** P S Sheen (in the Chair)

M L Daniel

B W Moore

E C Murphy

R E Pearce

M W Wardle

J L Woods

**Officers:** A L Harriss (Planning Committee Clerk)

**P156 Apologies for Absence**

No apologies for absence had been received.

**P157 Confirmation of Minutes**

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

**P158 Declarations of Interest**

No declarations of interest were made.

**P159 Matters for Report**

**159.1 Amended plans and description – EPF/121/05 – 35 Wellfields – Two storey side and two single storey rear extensions, front garage extension with ridge pitch roof over – Min. No. P114**

The Committee REITERATED its previous comments as follows: The Committee had NO OBJECTION to this application, but was concerned about its excessive height and bulk, particularly as the affected adjacent property is lower, which would represent over-development of the site contrary to Policies DBE 7 and DBE 9 of Epping Forest District Council's adopted Local Plan.

**159.2 Street naming and numbering: Development of 7 new houses adjacent to 91 Lower Park Road**

The Committee had NO OBJECTION to the houses being numbered 93, 95, 97, 99, 101, 103 and 105 Lower Park Road.

**159.3 EPF/492/05 – 7 Eleven Acre Rise – Single storey rear extension and conservatory; first floor extension – Min. No. P147**

The site plan shown above the scale of 1:500 on the A3 sized plans does not match the block plan on A4 paper. The Committee OBJECTS to this application and expressed concern about overlooking from the dormer to the neighbouring property which is shown as being No. 6 Eleven Acre Rise on the site plan.

**159.4 Amended plans - EPF/2212/04 – 10 Pump Hill – Proposed new dwelling – Min. No. P89**

The Committee had NO OBJECTION to this application.

**P160 Planning Applications**

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

**EPF/580/05**

**27 The Greens Close**

Single storey side and rear

Mr & Mrs Compton

extension

The Committee had NO OBJECTION to this application.

- EPF/584/05**                      **11 Connaught Avenue**                      Two storey front extension with  
Ms G Flanders                      pitched roof over, formation of  
raised ridge line to existing  
pitched roof, with new dormer  
window to front slope
- The Committee had NO OBJECTION to this application, but was concerned about the effect of the higher roof on the neighbours' views.
- EPF/610/05**                      **1A South View Road**                      First floor side extension over  
Mr J Clements                      existing ground floor
- The Committee had NO OBJECTION to this application.
- EPF/614/05**                      **Land adj,**                      Erection of attached dwelling  
**39 Westall Road**                      house with associated parking at  
Mr D Goss                      front
- The Committee had NO OBJECTION to this application.
- EPF/616/05**                      **13 Pump Hill**                      Erection of eyebrow dormer to  
Mr H Hundal                      front and apex roof over entrance  
porch
- The Committee had NO OBJECTION to this application.
- EPF/619/05**                      **Davenant Foundation**                      Erection of garage to store  
**Grammar School,**                      gardening maintenance  
**Chester Road**                      equipment and remodelling of car  
Davenant Foundation                      park to allow for separation of  
School                      vehicular traffic and pedestrians
- The Committee had NO OBJECTION to this application.
- CLD/EPF/628/05**                      **29 Sedley Rise**                      Certificate of Lawfulness for  
Mr & Mrs M Barker                      proposed single storey side  
extension
- The Committee NOTED this application.
- EPF/637/05**                      **134 Torrington Drive**                      Rear conservatory  
Mr & Mrs Robinson
- The Committee had NO OBJECTION to the conservatory, but was concerned about a possible fire escape for the 1<sup>st</sup> floor maisonette.
- EPF/638/05**                      **71 Church Lane**                      Erection of side boundary wall;  
Mr & Mrs Beales                      railings and wall to front boundary  
and additional vehicular crossover  
at front
- The Committee had NO OBJECTION to this application.
- EPF/651/05**                      **56 Alderton Hill**                      New vehicular crossover  
Mr B Singh
- The Committee had NO OBJECTION to this application.
- EPF/654/05**                      **31 Queens Road**                      Loft conversion with rear dormer  
Mr & Mrs Turner                      window
- The Committee had NO OBJECTION to this application.



