

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 23rd 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 (from Min. no. P167)

R E Pearce

M W Wardle

J L Woods

Officers: A L Harriss (Planning Committee Clerk)

P163 Apologies for Absence

No apologies for absence had been received.

P164 Confirmation of Minutes

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

P165 Declarations of Interest

No declarations of Interest were made.

P166 Matters for Report

166.1 New information - EPF/553/05 – 28 Forest View Road – Two storey side extension and loft conversion with rear balcony window – Min. No. P153

The Committee Clerk reported that there is no real boundary between the properties (No's 28 and 30 Forest View Road) as they are owned by the same person. The Committee had NO OBJECTION to this application.

166.2 Amended plan – EPF/2438/04 – Roding Valley Recreation Area, Roding Road – Single storey side extension to existing cricket pavilion, and erection of fixed mesh fenced practice nets – Min. No. P108

The Committee NOTED the contents of a letter of objection. The Committee had NO OBJECTION to this application.

P167 Planning Applications

The following application for planning permission was considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/739/05, before inspecting the amended plan.

EPF/739/05

195 The Broadway

Single storey rear extension and front entrance porch

Mr K Vyas

The Committee had NO OBJECTION to this application.

P168 Matters for Report (continued)

168.1 Amended plan & description – EPF/739/05 – 195 The Broadway – Single storey rear extension and front entrance porch

The Committee had NO OBJECTION to this application.

P169 Planning Applications (continued)

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following items CLD/EPF/737/05 and EPF/738/05, to consider these applications for 195 The Broadway together.

CLD/EPF/737/05	195 The Broadway Mr K Vyas	Certificate of Lawfulness for loft conversion with rear dormer windows
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Cllr Moore joined the meeting.

The Committee NOTED this application.

EPF/738/05	195 The Broadway Mr K Vyas	Erection of new end of terrace dwelling house with associated car parking
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The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), DBE 10 (i) (b) and DBE 11 (i) of Epping Forest District Council's adopted Local Plan.

P170 Matters for Report (continued)

170.1 Amended plans – EPF/619/05 – Davenant Foundation School, Chester Road – Erection of garage to store gardening maintenance equipment and remodelling of car park to allow for separation of vehicular traffic and pedestrians – Min. No. P160

The Committee had NO OBJECTION to this application.

P171 Planning Applications

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

EPF/684/05	35 Whitehills Road Mr P Vadher	Two storey side and single storey front extensions (Revised application)
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The Committee OBJECTED to this application, which is contrary to Policies DBE 9 (i) and DBE 10 (i) (a) of Epping Forest District Council's adopted Local Plan.

EPF/705/05	54 Alderton Hill Mr & Mrs Singh	Erection of front railings and gates, and side boundary wall
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The Committee had NO OBJECTION to this application.

EPF/708/05	2 Fallow Fields S Shinebroom	Erection of iron railings and gates
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The Committee had NO OBJECTION to this application.

EPF/709/05	8 Mowbrey Gardens Mr & Mrs M Smith	Single storey front extension
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The Committee had NO OBJECTION to this application.

TRE/EPF/713/05 **27 High Beech Road** TPO 11/89; Ash: Reduce by 25%,
Marishal Thompson & as specified
Co

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/719/05 **Hawke House,** Erection of new glazed entrance
Old Station Road lobby
Haslers

The Committee had NO OBJECTION to this application.

EPF/740/05 **16 Witham Close** Conversion of garage to habitable
Mrs A Smithson room

The Committee had NO OBJECTION to this application.

A/EPF/754/05 **253 High Road** New illuminated fascia and
Abbey National Group projecting signs

The Committee had NO OBJECTION to this application, but would prefer the sign not to be a red colour.

EPF/771/05 **78 Deepdene Road** Erection of side conservatory
S. Hooper

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) (a) of Epping Forest District Council's adopted Local Plan. The Committee is not convinced that this development constitutes a conservatory due to the quantity of brickwork. The Committee requested a definition of a conservatory from Epping Forest District Council.

LB/EPF/773/05 **Loughton Station,** Curtilage Grade II Listed Building
Station Approach, application for conversion of
Metronet Rail BCV Ltd vacant former electrical sub-
station into offices/mess facilities
for train staff

The Committee had NO OBJECTION to this application, but would like to be informed as to whether the original equipment will be preserved within the building.

EPF/789/05 **11 The Summit** Two storey rear extension
Mr N Waterfield

The Committee had NO OBJECTION to this application.

EPF/803/05 **49 Fallow Fields** Loft conversion with front and rear
Mr L Blissitt dormer windows

The Committee had NO OBJECTION to this application.

EPF/804/05 **Lloyds Bank,** New shop front
11 & 13 The Broadway
Lloyds TSB

The Committee had NO OBJECTION to this application.

P172 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 13th June 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 13th June 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
B W Moore (from Min. no. P177) E C Murphy
R E Pearce C C Pond (as substitute for J L Woods)
M W Wardle

Also in attendance:

Councillors: C P Pond

Officers: A L Harriss (Planning Committee Clerk)

P173 Apologies for Absence

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

P174 Confirmation of Minutes

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

P175 Declarations of Interest

Cllr Pearce declared a personal and prejudicial interest in EPF/886/05, as the applicant is a close friend and they attend the same church.

P176 Matters for Report

176.1 East of England Plan – Min. No. P115

The Committee NOTED that the Examination in Public will open on Wednesday 14th September 2005 at The Maltings, Ely.

P177 Planning Applications

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

EPF/376/05	10 Oakwood Hill Industrial Estate, Oakwood Hill Mark Dawkins T/A Hallmark Labels & Print	Erection of metal fence on boundary of front forecourt
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The Committee had NO OBJECTION to this application.

TRE/EPF/774/05	Morrisons Store, 246-250 (Evens) High Road Morrisons Plc	TPO/EPF/5/81 – Oak – reduce crown by 20% and deadwood
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The Committee noted a discrepancy regarding the percentage to reduce the crown. The planning application form states that the crown will be reduced by 20% of live wood, whilst the recommendations contained in the supporting papers aim to reduce the crown by 40% to remove the die back.

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.

A/EPF/809/05 **65 The Broadway** Illuminated fascia and projecting
Abbey National Group signs
The Committee had NO OBJECTION to this application.

A/EPF/811/05 **Lloyds Bank** New illuminated collars to existing
11 & 13 The Broadway 2 no. ATM machines
Lloyds TSB
The Committee had NO OBJECTION to this application.

EPF/814/05 **20 Roundmead Avenue** Single storey side and rear
Mr & Mrs Ayscough extensions
Cllr Moore joined the meeting.

The Committee had NO OBJECTION to this application.

EPF/816/05 **21 Parkmead** Two storey side extension
Mr & Mrs I Kendal
The Committee OBJECTED to this application on the grounds of loss of amenity for 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 be detrimental to the streetscene contrary to Policy DBE 10 (i) 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 to avoid a terracing effect.

EPF/820/05 **Church Hill Service** Redevelopment of petrol filling
Station, station, including replacement of
Church Hill underground fuel tank and
Esso Petroleum Co installation of external plant, and
new expanded shop

The Committee OBJECTED to this application which would result in a loss of amenity for 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 also considered that the development would have a detrimental effect upon existing neighbouring and surrounding properties in functional terms contrary to Policy DBE 2 of Epping Forest District Council's adopted Local Plan. Concern was also expressed about the lack of customer parking and the vitality of the local shopping centre.

If Epping Forest District Council is minded to approve this application, the Committee recommends that conditions be imposed to restrict opening hours to between 6.00 a.m. and 10.00 p.m. and ensure that any illuminated signs are only lit during those hours. The Committee would prefer the use of operational CCTV particularly adjacent to the bank machine facilities.

A/EPF/821/05	Church Hill Service Station, Church Hill Esso Petroleum Co	Various illuminated and non-illuminated signage in connection with redevelopment of petrol garage/Tesco Express shop
The Committee had NO OBJECTION to this application but reference is made to the recommended conditions shown in EPF/820/05.		
EPF/829/05	5 Richmond Park, Great Woodcote Park I S Kalkat	Loft conversion with side and rear dormer windows (Revised application)
The Committee REITERATED its previous comments: The Committee had NO OBJECTION to this application but expressed concern regarding the side dormer window overlooking the neighbour's garden.		
EPF/836/05	3 Stonards Hill Mr & Mrs P Williams	Demolition of existing garage and construction of new garage
The Committee had NO OBJECTION to this application.		
EPF/840/05	9 Meadow Road Mr & Mrs Wooller	Single storey and first floor rear extensions
The Committee OBJECTED to this application on the grounds of loss of amenity to the neighbouring property at No. 11 Meadow Road in respect of visual impact and possible loss of daylight/sunlight contrary to Policy DBE 9 (i) (iii) of Epping Forest District Council's adopted Local Plan.		
EPF/844/05	The Hereward County Junior School, Colebrook Lane Mrs G Blair	Replacement to fencing fronting Oaktree Close and Willingale Road comprising 3 metre high galvanised pallisade fence
The Committee OBJECTED to this application as it was of the opinion that the height of the fence is excessive and would result in a loss of amenity for neighbours in respect of visual impact contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan. The Committee also determined that the fence would be detrimental to the streetscene with regards to scale, elevations and materials contrary to Policy DBE 10 (i) (a) of Epping Forest District Council's adopted Local Plan. The Committee considered that this particular style of fencing is more appropriate to an industrial area.		
EPF/847/05	10 Bushfields Mr N Fox	Two storey side extension with integral garage and changes to roof line
The Committee had NO OBJECTION to this application.		
EPF/850/05	42 South View Road Mr J Pullum	Two storey side extension, including lower ground floor for integral garage
The Committee had NO OBJECTION to this application.		
EPF/854/05	44 Habgood Road Mr D Hasler-Stott	Two storey rear extension
The Committee had NO OBJECTION to this application.		

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 27th June 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
M L Daniel (from Min. no. P180) B W Moore R E Pearce
M W Wardle J L Woods

Also in attendance:

Officers: A L Harriss (Planning Committee Clerk)

6 members of the public

P179 Apologies for Absence

Apologies for absence had been received from Cllr Murphy.

P180 Confirmation of Minutes

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

Cllr M Daniel joined the meeting.

P181 Declarations of Interest

Cllr Woods declared a personal but non-prejudicial interest in EPF/976/05 and EPF/1020/05, as she lives in the same road as the applicants.

P182 Matters for Report

182.1 Amended description – A/EPF/887/05 – Former Lambs Garage Site, 161 High Road - Now four signs not three – Erection of four shop signs: three internally illuminated and one non-illuminated – Min. No. P177

The Committee had NO OBJECTION to this application.

P183 Essex County Council Statement of Community Involvement (SCI): Preliminary Public Consultation

The Planning Clerk distributed a SCI key issues response form to each member. The Committee AGREED to complete the forms before the next planning meeting on Monday 11th July, when its final response to the consultation will be discussed.

P184 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/978/05, as members of the public were interested in this application.

EPF/978/05	3 Upper Park	Two/single storey side extension
	Upper Park	and conversion into 4 no. flats
	Developments Ltd	(Revised application)

The Committee OBJECTED to this application on the grounds of loss of amenity for neighbours in respect of visual impact contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan.

The Committee determined that the extension would not complement or enhance the appearance of the existing building contrary to Policy DBE 10 (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 detrimental to the streetscene contrary to Policy DBE10 (i) (a) (b) of Epping Forest District Council's Adopted Local Plan. The Committee considered that the two/single storey side extension is contrary to Policy DBE 3 (v) of Epping Forest District Council's adopted Local Plan, which states that front elevations face outwards onto public spaces and contain the main entrances.

If Epping Forest District Council is minded to approve this application, the Committee recommends that conditions be imposed for the windows in the east elevation to have fixed casements and opaque glass.

EPF/898/05 **166 Forest Road** Loft conversion with rear dormer
Mr N Syrett window

The Committee had NO OBJECTION to this application.

EPF/905/05 **2 Tylers Close** Single storey front, side and rear
Mr J Pittard extensions

The Committee had NO OBJECTION to this application.

CLD/EPF/919/05 **63 Meadow Road** Application for Certificate of
Mr & Mrs Khan Lawfulness for proposed single
storey rear extension

The Committee NOTED this application.

EPF/935/05 **6 Elmhurst Way** Loft conversion with rear dormer
Mr & Mrs Hyde window

The Committee had NO OBJECTION to this application.

EPF/944/05 **Avenue Lawn Tennis** New mini tennis court and
Club, 18 The Avenue floodlights to Court 4
Mr Ken Newton –
Avenue Lawn Tennis
Club

The Committee had NO OBJECTION to this application but would prefer the floodlights not to be used after 10.00 p.m. The Committee is also concerned about light spillage.

A/EPF/945/05 **167 High Road** New illuminated shop sign
Mr N Cohen

The Committee had NO OBJECTION to this application.

EPF/947/05 **133 Englands Lane** New vehicular crossover
Mr & Mrs Farrugia

The Committee had NO OBJECTION to this application.

EPF/948/05 **131c Englands Lane** Vehicular crossover
Mrs D Howes

The Committee had NO OBJECTION to this application.

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| EPF/949/05 | Rear of 2 Hillcroft
Mrs C Moss | Outline application for a two bedroom bungalow |
| The Committee had NO OBJECTION to this application. | | |
| A/EPF/955/05 | Safeway Store,
246-250 (Evens) High
Road
W M Morrison Plc | Installation of new illuminated 'Morrison's' shop signage, due to change of ownership |
| The Committee had NO OBJECTION to this application. | | |
| EPF/976/05 | 11A Woodland Road
Mr L Medhurst | Two storey side extension and single storey rear extension |
| 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. The Committee would prefer that the first floor of the property be stepped back by one metre from the boundary line to avoid a terracing effect. | | |
| EPF/985/05 | 21 Hazelwood
Mr U Nabi | Single storey rear extension and erection of raised terrace area at rear |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1014/05 | 19 Tycehurst Hill
Mr & Mrs Al-Dilmi | Single storey rear and side extensions |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1020/05 | 34 Woodland Road
Mr C Tucker | Change of use from summerhouse to pilates studio (no more than four people attending) |
| The Committee OBJECTED to this application on the grounds of loss of amenity to neighbours in respect of noise, smell or other disturbance contrary to policy DBE 9 (iv) of the Epping Forest District Council's adopted Local Plan. Concern was expressed about available parking for up to 4 extra people. The Committee determined that the change of use would be contrary to Policy H13 (i) (ii) of Epping Forest District Council's Adopted Local Plan. | | |

P185 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P186 Justices' Licences:

The Committee NOTED the following application for transfer of Justices' Licence:
Marks and Spencer Simply Food, New Store, 161-163 High Road

Signed
Date: 11th July 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 11th July 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Also in attendance:

Councillor: D J Wixley

Officer: A L Harriss (Planning Committee Clerk)

5 members of the public

1 member of the press

P187 Apologies for Absence

Apologies for absence were received from Councillors M Daniel, Moore and Wardle. The Planning Clerk reported that Councillor M R M A Chalk had been nominated as Councillor M W Wardle's substitute and Councillor C C Pond had been nominated as Councillor B W Moore's substitute for this meeting.

P188 Confirmation of Minutes

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

P189 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in item EPF/950/05 as an Essex County Council library site is part of the application. Cllr C C Pond also declared a personal but non-prejudicial interest in item EPF/1091/05 due to a slight acquaintance with the applicant. Cllrs Pearce and Sheen both declared a personal but non-prejudicial interest in items EPF/950/05 and EPF/993/05 as they do some work for Epping Forest College.

P190 Planning Applications

The following application for planning permission was considered and the plans inspected. The Committee AGREED to consider the following item EPF/1078/05 together with the amended description – Addition of loft conversion with dormer.

EPF/1078/05	48 The Drive	Two storey side extension and loft
	Mr S Penn & Ms K	conversion with rear dormer
	Welsh	

The Committee OBJECTED to this application on the grounds of loss of amenity for 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 detrimental to the streetscene contrary to Policy DBE 10 (i) (a) of Epping Forest District Council's Adopted Local Plan.

P191 Matters for Report

191.1 LB/EPF/773/05 – Loughton Station, Station Approach – Curtilage Grade II Listed Building application for conversion of vacant former electrical sub-station into offices/mess facilities for train staff – Min. No. P171

During a planning meeting on 23rd May 2005, the planning committee enquired as to whether the original equipment will be preserved. Following a telephone conversation with Steve Andrews, Planning Officer at Epping Forest District Council, the Planning Clerk informed the committee that the original equipment was removed many years ago.

P192 Essex County Council Statement of Community Involvement (SCI): Preliminary Public Consultation – Min. No. P183

The Committee compiled its final response to the consultation and AGREED that the Planning Clerk will forward the comments to Essex County Council.

P193 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/993/05, as members of the public were interested in this application.

EPF/993/05	Epping Forest College, Borders Lane The Vineyard Church (Loughton)	Outline application for a church premises (Class D1) including ancillary facilities for community and educational use
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A member of the public with an interest in this application addressed the meeting.

The Committee had NO OBJECTION to this application and considered its proposed use to be worthy. Concern was expressed about the development's close proximity to a listed building – Hatfields and the actual size of the building within urban open space. Traffic and parking were key concerns and the committee requested a traffic survey be undertaken.

EPF/950/05	Epping Forest College, Lower Site, Borders Lane Epping Forest College	New three/four storey college of further education with car parking on lower site
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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 was also of the opinion that the development would not respect its setting in terms of its scale, siting, proportion and materials which would be in contravention of Policy DBE 1 (i) (ii) (iii) of Epping Forest District Council's adopted Local Plan.

The Committee considered the design of the building to be too utilitarian and as a key note building, it should have a higher standard of style and prestige. Concern was expressed about the loss of urban open space and the Committee was appalled at the number of trees being lost.

If Epping Forest District Council is minded to grant planning permission for the library, the Committee recommends that a separate access be made available from the street and an internal separation between student and public use.

EPF/1046/05 **78 Deepdene Road** Erection of side conservatory
S A Hooper

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 development would not complement the existing building in view of its excessive scale, form and elevations and would be detrimental to the streetscene contrary to Policy DBE 10 (i) (ii) and (a) of Epping Forest District Council's adopted Local Plan. The Committee do not consider this development to be a conservatory.

EPF/1054/05 **Woolworths,** External security shutter to shop
228 High Road front door lobby
Woolworths Plc

The Committee OBJECTED to this application, particularly its drab grey colour, which would not complement the streetscene contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan. The Committee would prefer an open work shutter.

EPF/1061/05 **8 Danbury Road** Conversion of existing dwelling to
Mr F Grobler form 1 x two bedroom flat, 1 x one
bedroom flat and 1 x two
bedroom house incorporating a
two storey side and rear
extension and additional front
porch (Revised application)

The Committee had NO OBJECTION to this application.

EPF/1077/05 **13 Fallow Fields** Replacement front porch
A L Stein

The Committee had NO OBJECTION to this application.

EPF/1084/05 **68 Roundmead Avenue** Single storey rear extension,
P Bickers Esq single storey extension to garage
and conversion of garage
(Revised application)

The Committee had NO OBJECTION to this application.

EPF/1091/05 **26 The Drive** Loft conversion with side and rear
Mr & Mrs C Lee dormer windows

The Committee had NO OBJECTION to this application.

P194 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 25th July 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 25th July 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Also in attendance:

Councillors: C P Pond (from Min. no. P201) D J Wixley

Officer: A L Harriss (Planning Committee Clerk)

P195 Apologies for Absence

Apologies for absence were received from Cllrs M Daniel, Murphy and Wardle. The Planning Clerk reported that Councillor C C Pond had been nominated as Councillor M W Wardle's substitute for this meeting.

P196 Confirmation of Minutes

The Minutes of the meeting held on 11th July 2005 were amended to read in minute no. P189 "Cllr C C Pond declared a personal but non-prejudicial interest in item EPF/950/05 as a county councillor since Essex County Council library site is part of the application". The Minutes were CONFIRMED as a correct record and signed by the Chairman.

The Committee Clerk announced that Cllr Murphy had sent her apologies for the last planning meeting on 11th July 2005, but they had unfortunately not been given to the meeting.

P197 Declarations of Interest

Cllr C C Pond declared a personal but non-prejudicial interest in agenda item 5 - Essex Minerals Development Framework (MDF) and Minerals Development Document (MDDs) and CC/EPF/81/05, as a county councillor. Cllr C C Pond declared a personal but non-prejudicial interest in agenda item 6 – Consultation on proposed alterations to the Epping Forest District Local Plan 1998 – Redeposit, as a member of Loughton Residents Association and Loughton Historical Society and had commented on the 1st deposit. Cllr Wixley declared a personal but non-prejudicial interest in agenda item 6, as a member of the Loughton Historical Society and had commented on the 1st deposit. Cllr Woods declared a personal but non-prejudicial interest in agenda item 6, as a member of Loughton Residents Association which provided recommendations on the 1st deposit.

P198 Matters for Report

198.1 Amended plans and description – EPF/844/05 – The Hereward County Junior School, Colebrook Lane – Replacement to fencing fronting Oaktree Close and Willingale Road comprising 3 metre high galvanised pallisade fence in Oak Tree Close and 2 metre high fence in Willingale Road – Min. No. P177

The Committee had NO OBJECTION to this application, but recommended that a condition be imposed for the fence to be painted a suitable colour and shrubs to be planted behind the fence.

198.2 Town Council Planning Meetings – Min. No. P146

The Committee remained of the opinion that Epping Forest District Council should co-operate with its request as stated in Planning Committee Clerk's letter of 23rd May 2005. The Committee felt that it had no choice but to take this matter up with a higher authority. The Committee AGREED to put this matter on the next planning agenda and will compose a letter to a higher authority at the next meeting.

198.3 Amended plans – EPF/1078/05 – 48 The Drive – Two storey side extension and loft conversion with rear dormer – Min. No. P190

The Committee REITERATED its previous objection as follows: The Committee OBJECTED to this application on the grounds of loss of amenity for 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 detrimental to the streetscene contrary to Policy DBE 10 (i) (a) of Epping Forest District Council's Adopted Local Plan.

The Committee expressed concern that the revised plans show a two storey development right up to the boundary, which doesn't allow for the usual one metre gap from the boundary line.

198.4 New information - EPF/1054/05 – Woolworths, 228 High Road – Min. No. P193

The Committee Clerk reported that Woolworths is a retail establishment, not a residential property, so policy DBE 10 (i) of Epping Forest District Council's Local Plan does not apply. Therefore, the Committee's original objection is not valid. In light of this information, the Committee OBJECTED to this application with reference to paragraph 15.87 of Epping Forest District Council's adopted Local Plan.

P199 Essex Minerals Development Framework (MDF) and Minerals Development Document (MDDs)

The Committee AGREED not to comment on the above documents.

P200 Consultation on proposed alterations to the Epping Forest District Local Plan 1998 – Redeposit

The Committee AGREED to prepare some comments, which will be discussed at the next meeting on 15th August 2005.

P201 Planning Applications

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

CC/EPF/81/05	The Hereward County Primary School, Colebrook Lane Essex County Council	Extension to existing toilets to provide disabled and additional toilet facilities
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The Committee had NO OBJECTION to this application.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 15th August 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer: A L Harriss (Planning Committee Clerk)

P204 Apologies for Absence

Apologies for absence were received from Cllrs M Daniel, Moore and Pearce. The Planning Clerk reported that Councillor S M Harper had been nominated as Councillor B W Moore's substitute and Councillor D J Wixley had been nominated as Councillor R E Pearce's substitute for this meeting.

P205 Confirmation of Minutes

The Minutes of the meeting held on 25th July 2005 were amended to read in minute no. P197 "Cllr Wixley declared a personal but non-prejudicial interest in agenda item 6, as a member of the Loughton Historical Society". The Minutes were CONFIRMED as a correct record and signed by the Chairman.

P206 Declarations of Interest

No Declarations of Interest were made.

P207 Matters for Report

207.1 Amended description – EPF/1020/05 – 34 Woodland Road – Change of use from summerhouse to pilates studio (no more than one person attending at any one time) – Min. No. P184

The Committee had NO OBJECTION to this application.

207.2 Town Council Planning Meetings – Min. No. P198

The Committee ASKED the Planning Committee Clerk to write to the Chief Executives of Epping Forest District Council and request that a phrase be inserted in its 'Planning Services – Development Control' leaflet to read "Your town/parish council is a statutory consultee, and you may have the right to make representations for or against an application, in person or in writing". The Committee ASKED the Planning Committee Clerk to send a copy of the letter to the Local Councils Liaison Committee, whilst requesting that this matter be on its next agenda.

207.3 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. P152

The Committee REITERATED its previous objections.

207.4 EPF/1074/05 – 63 Sparelease Hill – Variation of condition 3 of planning permission EPF/1732/03 (for two storey dwelling) with regard to omission of some tree planting close to east boundary with rear of 76 Alderton Hill – Min. No. P201

The Committee NOTED that Epping Forest District Council could not grant an extension for this application.

P208 Consultation on proposed alterations to the Epping Forest District Local Plan 1998 – Redeposit – Min. No. P200

The Committee AGREED not to comment on the above document.

P209 Planning Protocol

The Committee AGREED not to comment on the above document.

P210 Planning Applications

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

EPF/1073/05	Valley Lodge, 3 Valley Hill Golden Homes Limited	Retention of storage shed for garden tools and cleaning apparatus for the 15 flats
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The Committee had NO OBJECTION to this application.

EPF/1153/05	Mindrum, Nursery Road T Sawyer	Loft conversion with front and rear dormer windows, as an addition to previously granted two storey side extension
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The Committee had NO OBJECTION to this application.

EPF/1173/05	31 Connaught Avenue Mr R Sawyer	Single storey front extension
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The Committee had NO OBJECTION to this application.

EPF/1180/05	31 Connaught Avenue Mr R Sawyer	First floor rear extension
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The Committee had NO OBJECTION to this application, but expressed concern about the proposed flank window overlooking the neighbours at No. 37 Forest View Road.

EPF/1185/05	15 The Avenue Mr & Mrs A Bronin	Loft conversion with rear dormer window
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The Committee had NO OBJECTION to this application.

CLD/EPF/1189/05	10 The Avenue Mr & Mrs Zacaria	Certificate of Lawfulness for a single storey side and rear extension (Removal of conservatory and previous additions)
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The Committee NOTED this application.

EPF/1193/05	6 Beech Close Maria Camacho	Two storey rear extension
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The Committee had NO OBJECTION to this application.

EPF/1293/05 **10 Barncroft Green** Two storey side extension
Mr & Mrs Smith
The Committee had NO OBJECTION to this application.

EPF/1296/05 **Adjacent to 2** Two storey three bedroom
Rookwood Avenue detached dwelling
Mr S Potter
The Committee had NO OBJECTION to this application.

EPF/1298/05 **162 Forest Road** First floor side extension to front
Mr R Barrett part of house
The Committee had NO OBJECTION to this application.

EPF/1300/05 **Marks & Spencers,** Variation of condition 13 of
161 High Road permission EPF/1750/03 to allow
Marks & Spencer extension of opening hours of
store from 9.00pm to 11.00pm
Monday to Saturday
The Committee OBJECTED to extending the opening hours until 11.00 p.m.
Monday to Saturday, but had no objection to extending the opening hours until
10.00 p.m. Monday to Saturday.

EPF/1303/05 **Marks & Spencer,** Variation of condition 15 of
161 High Road EPF/1750/03 to extend delivery
Marks & Spencer hours to the store from 7.00am to
6.30am
The Committee OBJECTED to this application which would result in increased
disturbance to local residents contrary to Policy DBE 9 (iv) of Epping Forest District
Council's adopted Local Plan.

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

EPF/1307/05 **15 Champions** Loft conversion with front, side
Mr & Mrs Jackson and rear dormer windows
The Committee had NO OBJECTION to this application.

EPF/1311/05 **27 Traps Hill** Front boundary wall with railings
Mr & Mrs Cameron and gates
The Committee had NO OBJECTION to this application.

P211 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P212 Justices' Licences:

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

Sainsbury's Supermarkets Ltd, Old Station Road
The Old Crown/Long Bar, 153 High Road

P213 Accounts for Payment:

The following Accounts for Payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
2630	Servo	Boiler repairs at Buck Crt	43.89	294.71
2631	Select Business Equipment Ltd	Photocopying	12.79	85.88
2632	WPP Architects	Loughton Community Centre	349.65	2,347.65
2633	Epping Forest District Council	Rates; RVRec Ch Rms, K Hall, WRPF Ch Rms, Buck Crt		1,333.00
2634	Essex Telecom Installations Ltd	Buck Crt telephone	7.88	52.88
2635	Homebase Ltd	Equipment & supplies	8.23	55.30
2636	Hagemeyer UK Ltd	Equipment and supplies	11.14	74.76
2637	London Energy	Kings Green & Cemetery	6.17	129.56
2638	TBS Hygiene	Bin emptying at WRPF	10.23	68.73
DD	NatWest credit card	Diesel and office equipment	8.79	58.98
2639	Zurich Insurance Company	Additional premium 05/06		352.09
DD	Compuserve	Subscription (July)		16.25
2640	Essex County Council	WRPF grounds maintenance	123.80	831.22
2641	DBJ (Woodford) Ltd	Building maintenance at WRPF & K Hall	87.50	587.50
2642	British Telecommunications plc	Buck Crt	56.31	378.10
2643	AtoZ Supplies	Stationery	8.07	54.22
2644	Able Group UK	K Hall repairs	10.32	69.32
2645	Zurich Municipal Management Services	LCAS membership	23.63	158.63
2646	Index Business Supplies Ltd	Stationery	2.62	17.59
2647	Mr Leslie Hall	Works to RVRec and grave digging		2,895.00
2648	Hutton Construction Ltd	Community Centre construction	12,595.91	84,572.51
2649	Arwin Services	Cleaning at K Hall	63.00	423.00
2650	Wicksteed Leisure Ltd	Traps Hill playground equipment	292.43	1963.43
2651	Greenside Landscapes	Works to WRPF	78.75	528.75
2652	DBJ (Woodford) Ltd	Annual boiler service at K Hall	12.25	82.25
2653	Whizzywig Ltd	Newsletter design	82.69	555.19
2654	Signs of the Times Ltd	Heritage plaques (Samuel Hazzledine Warren, James Cubitt & Millais Culpin)	102.90	690.90
2655	Acumen Wages Service Tfr	Payroll (August)	3.55	23.80
	No 2 Account (Aug 05)	Reimburse imprest account		16856.76
2656	SLCC	Conference fees		265.50
2657	The Easyturn Key Company	Radar keys for toilet in Broadway	3.94	26.44
2658	Thames Water Utilities Ltd	RVRec changing rooms		65.49

Signed
Date: 5th September 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 5th September 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
E C Murphy M W Wardle J L Woods
C C Pond (as substitute for B W Moore)
D J Wixley (as substitute for R E Pearce)
M L Daniel (from Min. no. P216)

Also in attendance:

Councillors: M R M A Chalk (to Min. no. P218)

Officer: A L Harriss (Planning Committee Clerk)

3 members of the public

P214 Apologies for Absence

Apologies for absence were received from Cllrs Moore and Pearce. The Planning Clerk reported that Councillor Wixley had been nominated as Councillor Pearce's substitute and Councillor C C Pond had been nominated as Councillor Moore's substitute for this meeting.

P215 Confirmation of Minutes

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

P216 Declarations of Interest

Cllr C C Pond declared a personal and prejudicial interest in agenda item 4.3 – Pre-application consultation – Streetworks Option, on the pavement of Church Hill, (outside the Homebase car park) – Proposed Vodafone installation of a radio base station, having already expressed views on this application publicly. Cllrs P S Sheen and Wardle both declared a personal but non-prejudicial interest in EPF/1289/05, as they had been consulted by interested parties but not expressed a view on this application. Cllr Chalk declared a personal but non-prejudicial interest in EPF/1289/05, as her house backs onto 180 -182 Roding Road.

Cllr M L Daniel joined the meeting.

P217 Matters for Report

217.1 Notice of Appeal – EPF/533/05 – 7 Albion Hill – Two storey side extension – Min. No. P153

The Committee REITERATED its previous comments.

217.2 New information – EPF/1090/05 – Land off Langston Road – Redevelopment of motorcar dealership building comprising car showroom, workshop and storage (sui generis, B1 and B2 uses) with associated parking, landscaping and nine independent B1c, B2 and B8 units with access off Langston Road – Min. No. P201

The Committee ASKED the Planning Committee Clerk to write another letter to the highways department at Essex County Council stating that the trees should not be removed under any circumstances.

217.3 Pre-application Consultation – Streetworks Option, on the pavement of Church Hill, (outside the Homebase car park) – Proposed Vodafone installation of a radio base station

Cllr C C Pond withdrew from the meeting.

The Committee OBJECTED to this application and expressed concern about the proposed siting which it considered intrusive. However, the Committee acknowledged that Vodafone had made an effort to disguise the radio base station.

Cllr C C Pond rejoined the meeting.

217.4 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. P207

At Cllr Wardle's request, the Committee AGREED that either Cllr Moore or Cllr Woods would attend the Area Plans Subcommittee 'A' meeting on Wednesday 7th September 2005 to speak on the Council's behalf and object to the above application.

P218 Planning Applications

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

EPF/1289/05	180 -182 Roding Road Golden Homes Ltd	Demolition of No. 182 and garages and alterations to No. 180, erection of new two storey building with rooms in roof space to form 8 no. 1 & 2 bedroom flats, with associated car parking and amenity space
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The Planning Committee Clerk reported that four letters of objection had been received and outlined the main issues.

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

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) (ii), DBE 2, DBE 3 (i), DBE 6 (i) (ii), DBE 9 (i) (ii) (iii) (iv), DBE 10 (i) (ii) (a) (b) and DBE 11 (i) (ii) (iii) (iv) of Epping Forest District Council's adopted Local Plan.

Cllr Chalk left the meeting.

EPF/1006/05	14 Eleven Acre Rise Mr K O'Connor	Front, rear and side two storey extensions, and loft conversion
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The Committee had NO OBJECTION to this application.

EPF/1083/05	55 High Road Mr & Mrs Rand	Rear conservatory
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The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) (iii) and DBE 10 (a) (b) of Epping Forest District Council's adopted Local Plan.

EPF/1121/05	70 Alderton Hill Mr J Olivelle	First floor side and rear extensions
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The Committee had NO OBJECTION to this application.

TRE/EPF/1337/05 **3 Brancaster Place,
Church Hill** TPO/3/94 – Horse Chestnut:
Mr & Mrs Tidemarsch reduce height by 3 metres and
spread by 1.5 metres, remove
stem suckers

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

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

EPF/1359/05 **Chestnuts,
Nursery Road** Demolition of existing and
Mr G Bramley erection of replacement house

The Committee had NO OBJECTION to this application.

EPF/1371/05 **25 Albion Hill** Widening of existing side roof
Mr & Mrs Robbins dormer window

The Committee had NO OBJECTION to this application.

EPF/1375/05 **Land adj,
20 Leycroft Close** Outline planning application for a
Mr S Stuchfield semi-detached house with
integral garage with
accommodation over

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) (ii) (a) (b) of Epping Forest District Council's adopted Local Plan. The Committee expressed concern that the development will turn a pair of semi-detached houses into terraced houses.

EPF/1388/05 **326 Willingale Road** Single storey rear extension
Miss U Ashcroft

The Committee had NO OBJECTION to this application.

EPF/1399/05 **29 Pyrles Lane** Single storey side extension
Mr T Richardson

The Committee had NO OBJECTION to this application.

EPF/1422/05 **26 Wellfields** Erection of single and two storey
J Johal rear extensions, first floor side
extensions and roof alterations
and extensions

The Committee REITERATED its previous objections as follows: 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.

P219 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P220 Section 34 Gaming Machine Permit for three machines

The Committee NOTED the following application for a Protection Order:

Sir Winston Churchill, The Broadway

P221 Accounts for Payment:

The following Accounts for Payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
2659	Public Works Loans Account	Land in North Loughton		5,262.50
2660	Thames Water Utilities Ltd	Cemetery/WRPF/Buck Crt		133.56
2661	Essex County Council	Community Centre Quality Inspectors' fee	513.68	3,448.96
2662	Essex County Council	Occupational Health fees		15.50
2663	Loughton Methodist Church	Hire of Wesley Hall for Annual Town Meeting		42.00
2664	Homebase Ltd	Building maintenance at K Hall, cemetery supplies, Parks & Amenities Warden equipment	4.90	32.96
2665	Citygate (London) Ltd	Stationery	2.55	17.12
2667	British Telecommunications plc	Cemetery	7.79	52.31
2668	Essex Playing Fields Association	Annual subscription 05/06		25.00
2669	Greenside Landscapes	Kings Green maintenance	10.50	70.50
2670	A F Woodward & Sons	Annual service of showers at WRPF & RVRec changing rooms	108.99	731.79
2671	Arwin Services	Cleaning at RVRec & WRPF changing rooms/Buck Crt/ Broadway toilet	182.01	1,222.01
2672	DBJ (Woodford) Ltd	Building maintenance at RVRec	128.98	865.98
DD	NatWest credit card	Diesel and office equipment	14.90	99.98
2673	Buildex	Repairs to WRPF changing rooms	162.93	1,093.93
2674	Acumen Wages Service	Payroll (September)	3.55	23.80
2675	Essex County Council	WRPF grounds maintenance	123.80	831.22
2676	Cash	Reimburse petty cash		50.55
2677	Phoenix Lifting Systems Ltd	Buck Crt lift repair	11.38	76.38
2678	Recreational Supply Services Ltd	Newmans Lane playground repairs	1,125.85	7,559.25

Signed

Date: 19th September 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 19th September 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:

Councillor: D J Wixley

Officer: A L Harriss (Planning Committee Clerk)

2 members of the public

P222 Apologies for Absence

No apologies for absence had been received.

P223 Confirmation of Minutes

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

P224 Declarations of Interest

Cllr Pearce declared a personal but non-prejudicial interest in item EPF/1244/05 as he works on a part time basis at Epping Forest College. Cllr Murphy declared a personal but non-prejudicial interest in EPF/1244/05 as she lives in close proximity to Epping Forest College. Cllr P S Sheen declared a personal and prejudicial interest in item EPF/1244/05 as he works at Epping Forest College.

P225 Matters for Report

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

The Committee NOTED that a hearing for the above application will be held at Epping Forest District Council on Tuesday 11th October 2005.

225.2 Area Plans Subcommittee A meetings

Cllr P S Sheen informed the committee that members nominated to speak at an Area Plans Subcommittee A meeting on behalf of Loughton Town Council must inform the Planning Committee Clerk who will register on their behalf.

P226 Planning Applications

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

EPF/1244/05

**Epping Forest College,
Borders Lane**
Epping Forest College

Outline application for housing development with associated car parking, roads and public open spaces

Cllr P S Sheen withdrew from the meeting.

The Committee had NO OBJECTION to this application, but expressed concern about the following points:

1. Access to the development will be in conflict with the Community and Youth Centre.
2. The Committee would prefer a minimum of two access points to the development with no through route to avoid 'rat running'.
3. Treatment should be given to the road system and in particular, the Barfields Estate, to avoid inevitable parking and 'rat running'.
4. There should be adequate parking, with an average of one and a half car parking spaces per dwelling.
5. Where possible, the Committee would prefer the retention of trees and hedges identified as of moderate importance, in particular, the trees shown in blue ink on the tree constraints plan – upper site, drawing 250405-P-OIA.
6. The Committee would prefer a minimum of 30% social housing, whilst providing sufficient amenity space in accordance with Policies DBE 5, 6, 7, 8 and 9 of Epping Forest District Council's adopted Local Plan.
7. A pollution survey should be conducted.
8. The Committee felt that there is a lack of support services in the area and this application could exacerbate this. Members recommended that a contribution be made by the developer towards improving these local services.
9. The Committee would like to use Section 106 to safeguard the future of a listed building – Loughton Hall.
10. It was felt that any new buildings should be sympathetic to the streetscene.

Cllr P S Sheen rejoined the meeting.

EPF/1272/05	Alderton Day Nursery, 29 Station Road Kids Inc Nurseries	New external play area to north of nursery, to include new hedge planting to northern boundary and resilient play flooring
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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.

EPF/1273/05	Alderton Day Nursery, 29 Station Road Kids Inc Nurseries	Variation of planning condition 6, of planning permission EPF/644/95 to extend opening hours from 10.00 to 16.30 to 8.00 to 17.00 and to allow the external play areas to be used by max 15 children
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The Committee OBJECTED to this application on the grounds that it may result in a loss of amenity to neighbours in terms of disturbance contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan.

EPF/1281/05	Alderton Day Nursery, 29 Station Road Kids Inc Nurseries	Variation of condition 5 of planning permission EPF/644/95 to extend (hours of operation) from 08.00 - 18.15 to 07.30 - 18.30
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The Committee had NO OBJECTION to this application.

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|--|--|--|
| EPF/1372/05 | Land to rear of 8 Connaught Avenue
Mr H Musaphia | Erection of two storey detached house with partial basement (revised application) |
| The Committee had NO OBJECTION to this application, but expressed concern about the trees and how many of them are subject to tree preservation orders. | | |
| EPF/1440/05 | London Underground Station, Station Approach
Metronet Rail | Grade II Listed Building application for the installation of an additional monitor |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1446/05 | Rear garden of 2 Hillcroft
Mrs C Moss | Proposed one bedroom bungalow in rear garden |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1453/05 | 34 Stanmore Way
Mr B Greene | Detached double garage with games room above, in rear garden |
| The Committee OBJECTED to this application which may result in overdevelopment and a loss of amenity to neighbours in respect of visual impact contrary to Policies DBE 9 (i) and DBE 10 (a) of Epping Forest District Council's adopted Local Plan. | | |
| EPF/1466/05 | 49 Fallow Fields
Mr Blissitt | Loft conversion with front and rear dormer windows (revised application) |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1469/05 | Stanmores, Stanmore Way
Mr & Mrs Pummel | Single storey rear garden room extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1476/05 | 61 Stonards Hill
Mr B Short | Erection of porch |
| The Committee had NO OBJECTION to this application. | | |
| EPF/1496/05 | 45 Forest Road
Mr N Shoemsmith | First floor side extension |
| The Committee had NO OBJECTION to this application. | | |

P227 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 3rd October 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 3rd October 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

J L Woods

C C Pond (as substitute for M W Wardle)

D J Wixley (as substitute for R E Pearce)

Officer: A L Harriss (Planning Committee Clerk)

2 members of the public

2 members of the press

P228 Apologies for Absence

Apologies for absence were received from Cllrs Pearce and Wardle. The Planning Clerk reported that Councillor C C Pond had been nominated as Councillor Wardle's substitute and Councillor Wixley had been nominated as Councillor Pearce's substitute for this meeting.

P229 Confirmation of Minutes

The Minutes of the meeting held on 19th September 2005 were amended in minute no. P226 – item EPF/1244/05 – Point 5 following “Where possible, the Committee would prefer the retention of trees and hedges identified as of moderate importance, in particular, the trees shown in blue ink on the tree constraints plan – upper site, drawing 250405-P-OIA” to add “However the committee would like to ensure no overall loss of trees”. The Minutes were CONFIRMED as a correct record and signed by the Chairman.

P230 Declarations of Interest

Cllr Woods declared a personal but non-prejudicial interest in item EPF/1512/05 as she lives in the same road as the applicant. Cllr P S Sheen declared a personal and prejudicial interest in item EPF/950/05 as he does some work for Epping Forest College. Cllr P S Sheen declared a personal but non-prejudicial interest in item EPF/1434/05 as he has met the applicant in relation to the allotments.

P231 Matters for Report

231.1 Amended plans – EPF/950/05 – Epping Forest College, Lower Site, Borders Lane – New three/four storey college of further education with car parking on lower site – Min. No. P193

Cllr P S Sheen withdrew from the meeting.

The Committee OBJECTED to this application and reiterated that the last two clauses of the previous objection remain as follows:

If Epping Forest District Council is minded to grant planning permission for the library, the Committee recommends that a separate access be made available from the street and an internal separation between student and public use.

If Epping Forest District Council is minded to approve this application, the Committee recommends the provision of adequate bus stop facilities in the vicinity of the college under the Section 106 agreement.

The Committee noted that improvements have been made to the aesthetics of the building and the preservation of trees.

Cllr P S Sheen rejoined the meeting.

231.2 EALC - East of England Draft Plan Consultation Exercise

Cllr Woods would inform the Planning Committee Clerk tomorrow as to whether she wished to attend the above consultation exercise on Wednesday 26th October 2005 at Foakes Hall, Great Dunmow.

P232 Objections to Planning Applications

Members asked the Committee Clerk to write to Mr Barry Land, Assistant Head of Planning Services at Epping Forest District Council, advising him that the committee always gives very serious consideration to all planning applications and takes into account all relevant planning considerations.

P233 Planning Applications

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

EPF/1434/05	2 Mannoek Drive Mrs C Osaghae	Change of use from residential to a ten place breakfast and after school facility and a French/English pre-school
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A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application as the proposed change of use would result in excessive noise and disturbance to residents contrary to Policy DBE 9 (iv) of Epping Forest District Council's adopted Local Plan.

The Committee expressed concern that the building is too small for ten children and the proposed change of use. In addition, the property is on a dangerous junction and there is a lack of car parking and amenity space for children.

EPF/1447/05	The Old Crown Public House, 153 High Road Greene King Pub Partners	Alterations to elevations and erection of canopy
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The Committee had NO OBJECTION to this application. The Planning Officer should ensure that there is no obstruction to the highway from the proposal.

TRE/EPF/1480/05 **10 Monkchester Close** TPO/EPF/7/91; Oak (rear of
Mr R Galliers & Ms B property): Fell
Roseugarten

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

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

EPF/1487/05 **35 Rectory Lane** Two storey side and part
Mr & Mrs Griffiths single/two storey rear extensions

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) 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 to avoid a terracing effect.

EPF/1498/05 **21 Hazelwood** Single storey rear extension and
Mr U Nabi raised terrace area at rear

The Committee had NO OBJECTION to this application.

EPF/1503/05 **136 Borders Lane** Vehicle crossover
Mrs C Long

The Committee had NO OBJECTION to this application.

EPF/1512/05 **11A Woodland Road** Two storey side extension and
Mr L Medhurst single storey rear extension
(Revised application)

The Committee REITERATED its previous objections as follows: 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. The Committee would prefer that the first floor of the property be stepped back by one metre from the boundary line to avoid a terracing effect.

EPF/1515/05 **29 Baldwins Hill** Single storey garage extension
Mr A Jeakins and first floor dormer window
(Revised application)

The Committee had NO OBJECTION to this application.

LB/EPF/1516/05 **29 Baldwins Hill** Grade II Listed Building
Mr A Jeakins application for a single storey
garage extension and first floor
dormer window (Revised
application)

The Committee had NO OBJECTION to this application.

EPF/1518/05 **43 The Drive** Porch/cloakroom
Mr & Mrs J Banks

The Committee had NO OBJECTION to this application.

- EPF/1519/05** **59 Harwater Drive** Loft conversion
Mr & Mrs D Halliday
The Committee had NO OBJECTION to this application, but was concerned about overlooking from the side dormer window contrary to Policy DBE 9 (ii) of Epping Forest District Council's adopted Local Plan.
- EPF/1520/05** **15 Summerfield Road** Two storey side and single storey
Mr N Kelly rear extensions
The Committee had NO OBJECTION to this application.
- EPF/1523/05** **109 York Hill** Two storey extension and
Mr N Mushtar alterations
The Committee OBJECTED to this application which is contrary to Policies HC10 and HC12 of Epping Forest District Council's adopted Local Plan. The Committee also felt that the extensions would not complement the streetscene contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan.
- LB/EPF/1524/05** **109 York Hill** Grade II Listed Building consent
Mr N Mushtar for a two storey extension and
alterations
The Committee OBJECTED to this application which is contrary to Policies HC10 and HC12 of Epping Forest District Council's adopted Local Plan. The Committee also felt that the extensions would not complement the streetscene contrary to Policy DBE 10 (i) of Epping Forest District Council's adopted Local Plan.
- EPF/1531/05** **2 Ripley View** Porch
Mr & Mrs G Lock
The Committee had NO OBJECTION to this application.
- EPF/1532/05** **291 High Road** New shop front and signage
Space NK
The Committee had NO OBJECTION to this application.
- A/EPF/1534/05** **291 High Road** Illuminated shop fascia sign and
Space NK projecting sign
The Committee had NO OBJECTION to this application.
- EPF/1538/05** **73 Baldwins Hill** Certificate of Lawfulness for a loft
Mr J Prail conversion with dormer window
The Committee NOTED this application.
- EPF/1549/05** **16A Kirby Close** Reserved matters application for
Forest Homes Ltd new two storey detached dwelling
The Committee OBJECTED to this application and expressed concern about the stairwell being close to the boundary resulting in a terracing effect contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan.
- EPF/1551/05** **93 Swanshope** Conversion of garage to living
Mrs G Morris accommodation
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 17th October 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
M L Daniel R E Pearce J L Woods
S M Harper (as substitute for M W Wardle)
D J Wixley (as substitute for B W Moore)

Also in attendance:

Councillor: S Pewsey

Officer:

A L Harriss (Planning Committee Clerk)

4 members of the public

P235 Apologies for Absence

Apologies for absence were received from Cllrs Moore, Murphy and Wardle. The Planning Clerk reported that Councillor Harper had been nominated as Councillor Wardle's substitute and Councillor Wixley had been nominated as Councillor Moore's substitute for this meeting.

P236 Confirmation of Minutes

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

P237 Declarations of Interest

Cllr Pewsey declared a personal but non-prejudicial interest in item EPF/1436/05, as he lives quite close to the proposed development.

P238 Matters for Report

238.1 Epping Forest District Local Plan Alterations: Public Local Inquiry and Pre-Inquiry meeting

The Committee ASKED the Planning Committee Clerk to write to Epping Forest District Council and express its pleasure that some of its comments regarding the Epping Forest District Local Plan have been taken on board. The Committee DECIDED that it did not wish to be represented at the pre-inquiry meeting or public local inquiry. The Committee AGREED to withdraw its objections to the plan which have now been met and will rely on its original representation for those comments which are not yet satisfied.

238.2 Local Charter between parish and town councils and Epping Forest District Council relating to planning issues

The Committee AGREED that it does not support the request to defer revision of the planning element of the Local Charter with Epping Forest District Council.

238.3 Information on Town/Parish Council Planning Meetings

The Committee NOTED a letter from Mr John Scott, Joint Chief Executive at Epping Forest District Council, which reported that the 'Planning Services – Development Control' leaflet will be amended next time it is reprinted. The following advice will be added: "that any comments made to the District Council in respect of a planning application might helpfully be copied to the local Town/Parish Council also". A similar sentence will be included in the planning consultation letter also. The Committee was not totally satisfied with the response, but was pleased that some progress had been made.

Cllr Harper declared a personal but non-prejudicial interest in item EPF/1225/05, as the applicant used to be on the same governing body as her.

P239 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/1436/05, as members of the public were interested in this application.

EPF/1436/05	Land adj. 26 Stony Path T G Redman	Erection of 2 No. semi detached residential dwellings
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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 is contrary to Policies DBE 1 (i), DBE 2, DBE 9 (i) (ii) and HC 6 of Epping Forest District Council's adopted Local Plan. The Committee would not like any further additional development within this conservation area. Concern was expressed about the loss of trees, lack of parking and loss of amenity for neighbours.

EPF/1225/05	6 Sedley Rise Mr J Gifford	Single storey rear extension
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The Committee had NO OBJECTION to this application.

EPF/1323/05	24 St Nicholas Place Mr & Mrs Arya	Retention of boundary fencing at rear of property
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The Committee had NO OBJECTION to this application.

EPF/1602/05	18 Brook Road Mr & Mrs Edeko	First floor rear extension
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The Committee had NO OBJECTION to this application.

EPF/1615/05	9 Roding Gardens Mr & Mrs E O'Shea	TPO 30/89; Birch: Crown reduce by 30%
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The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

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

EPF/1630/05 **Thomas Willingale** TPO/35/98; Oak: Fell
County Primary
School,
The Broadway
 OCA

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

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

EPF/1633/05 **7 Cheltenham Gardens** Retention of garage/workshop
 Patrick & Ines Brasch building

The Committee had NO OBJECTION to this application.

EPF/1634/05 **3 Stonards Hill** Modified window to flank
 Mr & Mrs Williams elevation

The Committee had NO OBJECTION to this application.

EPF/1653/05 **232A High Road** Installation of a new shop front
 Mrs J Saunders

The Committee had NO OBJECTION to this application.

EPF/1654/05 **232a High Road** Installation of new internally
 Mrs J Saunders illuminated shop fascia sign

The Committee had NO OBJECTION to this application.

EPF/1655/05 **17 Station Road** Demolition of garage and erection
 Mr & Mrs G Payne of new two storey house,
 including new vehicular crossover
 to proposed and existing houses

The Committee OBJECTED to this application which is contrary to Policies DBE 8 (i) (ii) (iii) (iv) and DBE 10 (i) (ii) of Epping Forest District Council's adopted Local Plan.

EPF/1659/05 **35 Hazelwood** Loft conversion with rear dormer
 Mr M McManus window

The Committee had NO OBJECTION to this application.

EPF/1663/05 **29 The Broadway** Change of use from Class A1
 Pridmore Bookmakers retail to Class A2 bookmakers
 and external alterations to include
 new front

The Committee had NO OBJECTION to this application, but expressed concern at the loss of another retail unit particularly as there is already a bookmaker in The Broadway. If this change of use results in the amount of non-retail outlets in The Broadway exceeding 20% in contravention of Policy STC7 of Epping Forest District Council's adopted Local Plan, then the Committee would object.

EPF/1664/05 **126 Church Hill** Change of use of whole site to
Darren Pollock offices
The Committee OBJECTED to this application and its loss of a further residential unit.

EPF/1677/05 **34 Traps Hill** Proposed detached double
Mr & Mrs Toumazos garage to front and conversion of
existing integral garage to form a
habitable room
Whilst the Committee had no objection to the change of use of the integral garage to form a habitable room, it OBJECTED to the proposed detached double garage which is contrary to Policies DBE 9 (i) and DBE 10 (i) (ii) of Epping Forest District Council's adopted Local Plan.

EPF/1678/05 **Granary Lodge,** Alterations and extensions to
Beech Farm, existing garage to provide granny
High Road annexe over
J Ward
The Committee OBJECTED to this application which is contrary to Policies DBE 10 (i) (ii) (a) (b), DBE 9 (i) and DBE 11 (i) of Epping Forest District Council's adopted Local Plan.

EPF/1679/05 **17 Chequers Road** Two storey side extension
Mr M S Sampson
The Committee had NO OBJECTION to this application.

EPF/1683/05 **5 Summerfield Road** First floor rear extension, loft
S Witten conversion and side and rear
dormers
The Committee had NO OBJECTION to this application.

EPF/1693/05 **47 Staples Road** First floor rear extension
Mr T Parker
The Committee had NO OBJECTION to this application.

EPF/1694/05 **49 Staples Road** First floor rear extension
Mr J Downes
The Committee had NO OBJECTION to this application.

EPF/1697/05 **12 Barncroft Green** Two storey side/single storey rear
Jeff Diggines extensions and front porch
extension
The Committee OBJECTED to this application and would prefer that the second storey of the property be stepped back by one metre from the boundary line to avoid a terracing effect.

EPF/1701/05 **89 York Hill** Erection of 70cm high picket
Graham & Linda Davis fence to front garden and removal
of existing hedge
The Committee had NO OBJECTION to this application.

EPF/1704/05 **34 Poundfield Road** Single storey rear extension
Mr L Grace (Revised application)
The Committee had NO OBJECTION to this application.

EPF/1739/05

199 High Road
Browns

Installation of various items of illuminated and non-illuminated signage including a new 'totem' sign (Revised application)

The Committee had NO OBJECTION to this application.

P240 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed

Date: 31st October 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 31st October 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

D J Wixley (as substitute for R E Pearce)

Officer:

A L Harriss (Planning Committee Clerk)

1 member of the public

P241 Apologies for Absence

Apologies for absence were received from Cllrs Murphy and Pearce. The Planning Clerk reported that Councillor Wixley had been nominated as Councillor Pearce's substitute for this meeting.

P242 Confirmation of Minutes

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

P243 Declarations of Interest

No Declarations of Interest were made.

P244 Matters for Report

244.1 New information – EPF/1611/05, 1 Parsonage Court, Rectory Lane – Conversion of single dwelling house into ground floor offices and first floor flat for elderly person - Min. no. P233

The Planning Committee Clerk reported that this application follows a change in policy where home wardens were no longer to be residents in the building, but needed office space to work and run the 24 hour call service. The Committee had NO OBJECTION to this application but expressed concern regarding the offices being used 24/7 which may disturb the elderly resident.

244.2 Amended plans – EPF/1727/05 – 241 High Road – New shop front – Min. No. P239

The Committee had NO OBJECTION to this application.

244.3 Local Councils Liaison Committee

In view of the Local Councils Liaison meeting to be held on 2nd November 2005, the Committee AGREED that Cllr Woods will write a sentence to be inserted in Epping Forest District Council's 'Planning Services – Development Control, Making Your Views Known – a guide to comment on planning applications' leaflet. The sentence will stress a note of urgency for people to get in touch with Loughton Town Council quickly regarding planning applications.

P245 Planning Applications

The following applications for planning permission were considered and the plans inspected. The Committee AGREED to bring forward the following item EPF/1781/05, as a member of the public was interested in this application.

EPF/1781/05	Land Rear of Diggens Court and Van Rynne House, High Road Daws Investments Ltd	Erection of part three storey part four storey block of 13 flats and associated works (Revised application)
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Cllr Wardle declared a personal but non-prejudicial interest in the above application as a member of the nearby Methodist Church.

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

The Committee REITERATED its previous objections and it was brought to its attention that a big problem already exists with safety and access for cars and pedestrians, including disabled access, on the access road and on the adjacent church car park. Any development of this site should include a Section 106 agreement to address these problems and ensure that parking in the Methodist Church would not be misused.

The Committee AGREED that either Cllr Wardle or Cllr Woods will represent Loughton Town Council at the relevant Area Plans Sub-Committee A meeting.

EPF/1660/05	34 Barrington Green Mr D Lewin	Change of use from police office into residential unit
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The Committee OBJECTED to this application which currently falls under section B1 (a), Class II, of the Use Classes Order and expressed concern about another loss of public amenity.

EPF/1668/05	Rear of 38 Church Hill C C Hesterton	Change of use from storage building to B1 office use
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The Committee OBJECTED to this application which would result in a loss of amenity for 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 expressed concern that the change of use would set an undesirable precedent along this stretch of land with the building of commercial premises.

EPF/1689/05	58 Lower Park Road Mr D Khatibi	First floor rear extension
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The Committee had NO OBJECTION to this application.

EPF/1719/05	18 Roundmead Close Mr J Mitchell	Two storey side 'infill' extension and conversion of garage into habitable room
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The Committee had NO OBJECTION to this application.

EPF/1745/05	Birch House, 3 Potters Close, Mr & Mrs Gaffney	Single storey front, first floor side and two storey rear extensions and side conservatory
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The Committee had NO OBJECTION to this application.

EPF/1759/05	2 Torrington Gardens Ms D Layton	Two storey side and single storey front extensions
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The Committee had NO OBJECTION to this application.

EPF/1761/05 **64 Alderton Hill**
Mr S Schaffer First floor front and rear extensions, new roof with rooms in roof space with rear dormers (Revised application)

The Committee had NO OBJECTION to this application.

CLD/EPF/1770/05 **61 Meadow Road**
M Gipson Certificate of lawfulness for a single storey rear extension to replace conservatory

The Committee NOTED this application.

EPF/1778/05 **230 High Road**
Shaz Enterprise Illuminated fascia and projecting signs for 'Costa Coffee'

The Committee had NO OBJECTION to the signs, but was concerned that there has been no change of use application.

EPF/1797/05 **26 Tycehurst Hill**
Mrs J F Hayward Single storey rear extension

The Committee had NO OBJECTION to this application.

EPF/1798/05 **4 Highview Close**
Mr & Mrs Bachara Rear and side two storey extension and canopy to front elevation

The Committee had NO OBJECTION to this application, but recommends that a condition be imposed for the first floor window in the side elevation to have fixed casements and opaque glass.

EPF/1830/05 **45 Traps Hill**
Roger Greene Single storey side extension

The Committee had NO OBJECTION to this application.

EPF/1834/05 **20 Deepdene Road**
Mr M Walker Front and first floor extensions and vehicle crossover

The Committee OBJECTED to this application which would result in a loss of amenity to neighbours in terms of visual impact and be detrimental to the streetscene contrary to Policies DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan.

EPF/1838/05 **4 Barncroft Road**
Mr R Coletta Loft conversion to first floor flat with dormer windows to front and rear (Revised application)

The Committee had NO OBJECTION to this application.

P246 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 14th November 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 14th November 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

J L Woods

D J Wixley (as substitute for M W Wardle)

Also in attendance:

Councillor: J Davis

Officer:

A L Harriss (Planning Committee Clerk)

P247 Apologies for Absence

Apologies for absence were received from Cllr Wardle. The Planning Committee Clerk reported that Councillor Wixley had been nominated as Councillor Wardle's substitute for this meeting.

P248 Confirmation of Minutes

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

P249 Declarations of Interest

No Declarations of Interest were made.

P250 Matters for Report

250.1 Local Councils Liaison Committee – Min. No. P244

Cllr Woods provided some feedback regarding the Local Councils Liaison meeting on 2nd November 2005. Mr John Preston, Head of Planning at Epping Forest District Council, had mentioned that it will be quite some time before the 'Planning Services – Development Control' leaflet is amended and reprinted as there is currently sufficient quantities in stock.

250.2 Amended plans – EPF/1660/05 – 34 Barrington Green – Change of use from police office into residential unit – Min. No. P245

The Committee REITERATED its previous comments: The Committee OBJECTED to this application which currently falls under section B1 (a), Class II, of the Use Classes Order and expressed concern about another loss of public amenity.

250.3 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 NOTED that Cllr Woods will attend the appeal hearing at Epping Forest District Council at 10am on Tuesday 29th November 2005. The Committee AGREED to put this matter on the next planning agenda so members can inform Cllr Woods of any additional comments regarding the above application that need to be mentioned during the appeal hearing.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 28th November 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

D J Wixley (as substitute for B W Moore)

Officer:

A L Harriss (Planning Committee Clerk)

P253 Apologies for Absence

Apologies for absence were received from Cllrs Moore and Wardle. The Planning Committee Clerk reported that Councillor Wixley had been nominated as Councillor Moore's substitute for this meeting.

P254 Confirmation of Minutes

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

P255 Declarations of Interest

Cllr Wixley declared a personal and prejudicial interest in item EPF/1988/05, as the applicant is a fellow school governor at White Bridge School. Cllr Pearce declared a personal and prejudicial interest in item EPF/1951/05 as the applicant is a personal friend. Cllr Woods declared a personal but non-prejudicial interest in item EPF/0421/05 as the applicant lives next door to a friend at 57 Alderton Hill.

P256 Matters for Report

250.1 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 AGREED that it did not wish to provide any additional comments regarding the above application that need to be mentioned by Cllr Woods at the appeal hearing on Tuesday 29th November 2005.

250.2 Notice of Appeal – EPF/0421/05 – Land adjoining 12A Alderton Close – Outline application for erection of a detached two storey dwelling (Revised application) – Min. No. P138

The Committee REITERATED its previous comments.

250.3 Notice of Appeal – TRE/EPF/118/05 – 3 Woodbury Hill – Ash tree protected by TPO/CHI/2/68 – Fell - Min. No. P116

The Committee REITERATED its previous comments.

P257 Planning Applications

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

EPF/1391/05

92 Hanson Drive

Erection of garden shed

S Cheshire

The Committee had NO OBJECTION to this application.

EPF/1909/05 **69 The Broadway** Change of use from retail to
Sally Proudfoot mixed use of retail and beautician
The Committee had NO OBJECTION to this application.

EPF/1931/05 **1 Salcombe Park** TPO/9/90 – Felling of Oak
OCA UK Ltd
The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objected to this application.

EPF/1945/05 **89 Tycehurst Hill** First floor side extension and
Mr J Dixon-Smith single storey rear orangery
The Committee NOTED the amended description of a first floor side extension and single storey rear orangery. The Committee OBJECTED to this application as it would prefer that the first floor of the property be stepped back by one metre from the boundary line to avoid a terracing effect.

EPF/1951/05 **20 Stanmore Way** Demolition of existing
Mr & Mrs D Reynolds conservatory and erection of
single storey rear extension
Cllr M L Daniel declared a personal and prejudicial interest in the above application as the house is directly opposite his uncle and aunt's property.

Cllrs M L Daniel and Pearce withdrew from the meeting.

The Committee had NO OBJECTION to this application.

Cllrs M L Daniel and Pearce rejoined the meeting.

EPF/1955/05 **27 The Greens Close** Ground floor side and rear
Mr & Mrs Gower extension
The Committee had NO OBJECTION to this application.

EPF/1957/05 **17 Station Road** Demolition of garage and erection
Mr & Mrs G Payne of new two storey house,
including new vehicular crossover
to proposed and existing houses
(Revised application)
The Committee REITERATED its previous objections.

EPF/1963/05 **18 Roundmead Close** Single storey rear extension
Mr J Mitchell
The Committee had NO OBJECTION to this application.

EPF/1967/05 **39 The Lindens** Two storey rear extension and loft
Mr & Mrs P conversion
Marianayagam
The Committee had NO OBJECTION to this application.

EPF/1969/05 **42 Oakwood Hill** Single storey front extension
Mr K Watts
The Committee had NO OBJECTION to this application.

EPF/1986/05 **220 The Broadway** Rear conservatory
Mr S Wright
The Committee had NO OBJECTION to this application.

EPF/1988/05 **Saint Michael and All Angels Church, Roding Road** TPO/EPF/11/97 – Lombardy poplar (x 8) – reduce height to previously established level
Lorraine Smart

Cllr Wixley withdrew from the meeting.

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

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

Concern was expressed about works to a T1 Oak tree which does not form part of this planning application.

Cllr Wixley rejoined the meeting.

EPF/1993/05 **The Triangle Garage, Smarts Lane** Variation of condition 15 of planning approval, EPF/1910/04 from Use Class A1 to Use Class A1 or A2
M Brown Esq

The Committee had NO OBJECTION to this application.

EPF/1995/05 **Debden Underground Station, Chigwell Lane** Relocation of bicycle racks and disabled car space for erection of new communications equipment room building and security fencing
Joe Bayatt (MRBCV)

The Committee had NO OBJECTION to this application.

EPF/1997/05 **32 Englands Lane** Vehicle crossover
F J Lofthouse

The Committee had NO OBJECTION to this application.

EPF/1998/05 **2 Northfield** TPO/EPF/8/85 – Beech – 1.5m crown reduction and reshape
Mrs S G Jobson

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

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

EPF/2005/05 **32-34 The Broadway** Internally illuminated projecting and fascia sign
Superdrug Stores Plc

The Committee had NO OBJECTION to this application.

EPF/2012/05 **215A Smarts Lane** Reserved matters application for the demolition of workshop and rebuilding as 1 no. four bedroom house with detached garage (Revised application)
Davies Henley Developments Ltd

The Committee had NO OBJECTION to this application.

EPF/2015/05 **12 Cheltenham Gardens** Loft conversion with side and rear dormer windows
Mr S Stone

The Committee had NO OBJECTION to this application.

EPF/2019/05 **8 Ripley View** TPO/ESX/9/62 – Zelkova – crown reduce by 25%
Mrs M Crawford

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

EPF/2042/05 **7 Ripley View** TPO/ESX/9/62- crown reduce by 33%
Mrs Marling

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

P258 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 12th December 2005

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 12th December 2005 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
M L Daniel E C Murphy J L Woods
D J Wixley (as substitute for R E Pearce)

Also in attendance:

Councillor: M R M A Chalk

Officer:

A L Harriss (Planning Committee Clerk)

P259 Apologies for Absence

Apologies for absence were received from Cllrs Moore, Pearce and Wardle. The Planning Committee Clerk reported that Councillor Wixley had been nominated as Councillor Pearce's substitute for this meeting.

P260 Confirmation of Minutes

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

P261 Declarations of Interest

Cllr Chalk declared a personal and prejudicial interest in item EPF/1289/05, as her house backs onto 180 -182 Roding Road.

P262 Matters for Report

262.1 Training course – Introduction to Planning

Cllrs M Daniel, Murphy and Woods DECIDED to attend the above course. The Planning Committee Clerk will complete and submit the booking form to Epping Forest District Council.

262.2 Amended plans – EPF/1422/05 – 26 Wellfields – Erection of single and two storey rear extensions, first floor side extensions and roof alterations and extensions – Min. No. P218

The Committee had NO OBJECTION to this application.

262.3 Notice of Appeal – EPF/1289/05 – 180-182 Roding Road – Demolition of No.182 and garages and alterations to No.180, erection of new two storey building with rooms in roof space to form 8 no. 1 & 2 bedroom flats, with associated car parking and amenity space – Min. No. P218

Cllr M R M A Chalk withdrew from the meeting.

The Committee REITERATED its previous objections.

Cllr M R M A Chalk rejoined the meeting.

262.4 Amended plans – EPF/1835/05 – 1 Central Stores, Roding Road – Two storey extension to provide a ground floor retail unit (A1/A2) and a one bedroom flat at first floor including alterations to existing structure – Min. No. P251

The Committee had NO OBJECTION to this application.

262.5 Amended plans – EPF/1836/05 – 2 Central Stores, Roding Road – Two storey extension to provide a ground floor retail unit (A1/A2) and a one bedroom flat at first floor including alterations to existing structure – Min. No. P251

The Committee had NO OBJECTION to this application.

P263 Local Plan Alterations – Pre-Inquiry Changes – Min. No. P238

The Planning Committee Clerk reported that the proposed changes to the Redeposit did not contain any comments made by Loughton Town Council therefore no further action is required.

P264 Essex County Council Draft Statement of Community Involvement (SCI) and Essex Minerals Development Documents – Min. No. P199

The Committee ASKED the Planning Committee Clerk to photocopy the questionnaires for the above documents and distribute them in the next mailing to members of the planning committee and Cllr Chalk. The Committee ASKED the Planning Committee Clerk if the above documents can be mentioned in the next Information Digest to allow other members to comment on them. The Committee AGREED to put this matter on the planning agenda for 16th January 2006.

P265 Planning Applications

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

EPF/1987/05	14-18 Forest Road Brian Jones	Widening of vehicular crossover and installation of concrete bollards
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The Committee had NO OBJECTION to widening of the vehicular crossover. However, the Committee OBJECTED to the concrete bollards, which were considered to be a hazard to pedestrians and vehicles. In addition, the Committee was of the opinion that the bollards would not complement the streetscene or provide any gain to the community.

EPF/2039/05	36 Roding Gardens Mr P McGuire	Two storey rear extension
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The Committee had NO OBJECTION to this application, but noted that the plans were incorrectly labelled.

EPF/2047/05	1 Nevill Way Mr P & Mrs T Chauhan	Erection of rear conservatory
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The Committee had NO OBJECTION to this application.

EPF/2048/05	Rear of 10 Tycehurst Hill R Ekblom	Outline application for the erection of a new house and garage fronting Sparelease Hill
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Cllr Woods declared a personal but non-prejudicial interest in this application as the applicant delivers Loughton Life.

The Committee NOTED the contents of a letter of objection. The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) (ii), DBE 2, DBE 9 (i) and DBE 10 (i) of Epping Forest District Council's adopted Local Plan.

EPF/2091/05	19 Smarts Lane Ms A Pritchard	Certificate of Lawfulness for a proposed single storey rear extension
The Committee NOTED this application.		
EPF/2093/05	Lloyds TSB, 11 The Broadway Eva Thomas, DPM, Lloyds TSB	New shop front to retail bank
The Committee had NO OBJECTION to this application.		
EPF/2094/05	Robin Hill House, Debden Road Mr & Mrs M Kieve	Formation of additional rooms with existing roof space with a new rear dormer window
The Committee had NO OBJECTION to this application.		
EPF/2098/05	73 Church Lane Mr S Sain	Demolition of existing bungalow and erection of new five bedroom detached house
The Committee had NO OBJECTION to this application.		
EPF/2099/05	75 Spring Grove Mr & Mrs Baker	Erection of replacement rear conservatory
The Committee OBJECTED to this application which would result in a loss of amenity for No. 77 Spring Grove in respect of visual impact contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan.		
EPF/2102/05	23 Queens Road Miss L Mead	Insertion of roof light to rear roof slope
The Committee had NO OBJECTION to this application.		
EPF/2104/05	62 The Lindens Mr A Rushmer	Two storey and single storey side extension
The Committee had NO OBJECTION to this application.		
EPF/2110/05	Part Bowls Club, Eleven Acre Rise Golden Homes Ltd	Erection of three storey building comprising six, 2 bed flats and car parking on tennis court
The Committee NOTED the contents of ten letters of objection. The Committee OBJECTED to this application which would result in a sports and recreation facility being developed for housing. This application is contrary to Policies DBE 1 (i) (ii), DBE 2 and DBE 9 (i) (iii) of Epping Forest District Council's adopted Local Plan. In addition, Policy BE4 of the Structure Plan indicates that development on existing sports grounds, for which there is a continuing or potential community need for the facility, will not be permitted.		

EPF/2111/05 **Part Bowls Club,
Eleven Acre Rise** Erection of a 5 bed detached
Golden Homes Ltd house and garage on disused
tennis court

The Committee NOTED the contents of ten letters of objection. The Committee OBJECTED to this application which would result in a sports and recreation facility being developed for housing. This application is contrary to Policies DBE 1 (i) (ii), DBE 2 and DBE 9 (i) (iii) of Epping Forest District Council's adopted Local Plan. In addition, Policy BE4 of the Structure Plan indicates that development on existing sports grounds, for which there is a continuing or potential community need for the facility, will not be permitted.

EPF/2113/05 **Former Lorry Park and
Sports Ground,
Langston Road** Erection of 1 no. internally
Kier London Ltd illuminated box sign and 3 no.
non-illuminated box signs

The Committee OBJECTED to the erection of 1 no. internally illuminated box sign which is contrary to Policy DBE 13 (c) (d) (e) of Epping Forest District Council's adopted Local Plan. The Committee had NO OBJECTION to 3 no. non-illuminated box signs, but expressed concern about their size and height as well as being adjacent to Green Belt and conservation land.

The Committee AGREED to suspend Standing Order number 1.4. and AGREED to conclude the meeting by 9.35 p.m.

P266 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P267 Accounts for Payment:

P267.1 The following Accounts for Payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
2781	Staples UK Ltd	Stationery and Parks & Amenities	5.48	36.78
		Warden equipment		
2782	TBS Hygiene	Alderton Hill & RVRec seats	49.00	329.00
2783	Tim Moya Tree Services Ltd	WRPF tree works report	40.08	269.08
2784	Greenside Landscapes	RVRec fence repairs	56.87	381.87
2785	Loughton Broadway Town Centre Partnership	Christmas lights grant		900.00
2786	Hutton Construction Ltd	Transformer station works at Community & Youth Centre	63.00	423.00
2787	WPP Architects	Community Centre fees	349.65	2,347.65
2788	Essex Heritage Trust	Annual subscription		15.00
2789	SLCC	Annual subscription		250.00
2790	Timpson Ltd	RVRec changing rooms	9.52	63.92
2791	Thames Water Utilities Ltd	K Hall		186.65
TFR	No 2 Account (Dec 05)	Reimburse imprest account		17,034.79
2792	Acumen Wages Service	Payroll (December)	3.55	23.80
2793	Homebase Ltd	Buck Crt equipment	1.20	8.09

P267.2 The Committee NOTED that the following cheque was drawn as a matter of urgency between meetings:

331	CB Richard Ellis Ltd	Technical Information Pack	50.00
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Signed
Date: 3rd January 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Tuesday 3rd January 2006 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. P272)

R E Pearce

D J Wixley (as substitute for J L Woods)

Officer:

L R Fuller (Town Clerk)

P268 Apologies for Absence

Apologies for absence were received from Cllrs Wardle and Woods. The Town Clerk reported that Councillor Wixley had been nominated as Councillor Wood's substitute for this meeting.

P269 Confirmation of Minutes

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

P270 Declarations of Interest

Cllr Wixley declared a personal and prejudicial interest in item EPF/2127/05 as he knew the applicant. Cllr Pearce declared a personal but non-prejudicial interest in item EPF/2137/05 as he was acquainted with the family.

P271 Matters for Report

271.1 Amended description – Bollards removed - EPF/1987/05 – 14-18 Forest Road – Widening of vehicular crossover – Min. No. P265

The Committee had NO OBJECTION to this application.

271.2 Amended plans – EPF/2098/05 – 73 Church Lane – Demolition of existing bungalow and erection of new five bedroom detached house – Min. No. P265

The Committee had NO OBJECTION to this application.

P272 Planning Applications

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

EPF/2029/05

26 Sparelease Hill

Mr W Lench

Two storey side extension and loft conversion with rear dormer windows

The Committee had NO OBJECTION to this application.

Cllr B W Moore joined the meeting.

EPF/2118/05

22 Marjorams Avenue

Mr & Mrs M Mills

Certificate of Lawfulness for proposed loft conversion with side dormer windows

The Committee NOTED this application.

EPF/2127/05 **11A River Way** Roof alterations and rear roof
Mr & Mrs Barrell dormer in connection with loft
conversion

Cllr D J Wixley withdrew from the meeting.

The Committee had NO OBJECTION to this application.

Cllr D J Wixley rejoined the meeting.

EPF/2130/05 **37 Alderton Hill** Erection of automatic gates and
Mr D Sanders railings to front

The Committee had NO OBJECTION to this application.

EPF/2137/05 **18 Sedley Rise** Certificate of Lawfulness for a
Mr & Mrs M Ramsden proposed single storey side and
rear extensions

The Committee NOTED this application.

EPF/2139/05 **24 Sparelease Hill** Two storey rear extensions and
Mr & Mrs A Simons single storey front extension to
porch

The Committee had NO OBJECTION to this application.

EPF/2141/05 **21 Brook Road** TPO/CHI/2/70: 2 Ash, 2
Mr & Mrs Rosenbloom Sycamore and 1 Ailanthus:
reduce crown spread as specified

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

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

EPF/2146/05 **2 Wroths Path** Ground/first floor side extension
Mr & Mrs Hewett

The Committee had NO OBJECTION to this application, but expressed concern regarding the effect of the cantilevered roof on the streetscene.

EPF/2151/05 **38 & 40 Station Road** Demolition of house at No. 40 and
Vimod Patel replacement with three storey
building, lower ground and ground
floor rear building to provide
extended accommodation to
existing elderly persons
residential care home at No. 38

The Committee OBJECTED to this application which may result in overdevelopment and a loss of amenity for neighbours in terms of visual impact and overlooking contrary to Policy DBE 9 (i) (ii) of Epping Forest District Council's adopted Local Plan. The Committee determined that the development would not complement or enhance the appearance of the streetscene or the existing building contrary to Policy DBE 10 (i) (ii) of Epping Forest District Council's Adopted Local Plan.

Planning Committee 8th May 2006

2799	Arwin Services	Cleaning at Broadway toilet, K Hall & Buck Crt	124.08	833.08
2800	Newsquest (London) Ltd	Administrative Assistant advert	64.75	434.75
2801	J McLintock & Sons Ltd	Buck Crt maintenance	6.78	45.53
2802	Glenny LLP	Buck Crt service charge	93.79	629.75
2803	Orion Media Marketing Ltd	Stationery	4.71	31.61
2804	Neil Hickinson	Data entry of financial information		685.00
2805	Essex County Council	Community Centre Quality Inspectors' fee (October & November)	367.30	2466.10
2806	Hutton Construction Ltd	Community Centre construction	21,584.44	144,924.10
P274.2 The Committee NOTED that the following cheque was drawn as a matter of urgency between meetings:				
2794	Hutton Construction Ltd	Community Centre construction	32,700.93	219,563.39

Signed
Date: 16th January 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 16th January 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)

M L Daniel

B W Moore

R E Pearce

M W Wardle

J L Woods

Officer:

A L Harriss (Planning Committee Clerk)

P275 Apologies for Absence

No apologies for absence had been received.

P276 Confirmation of Minutes

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

P277 Declarations of Interest

No declarations of interest were made.

P278 Matters for Report

P278.1 Notice of Appeal – EPF/1496/05 – 45 Forest Road – First floor side extension – Min. No. P226

The Committee had NO OBJECTION to this application.

P278.2 Notice of Appeal – EPF/0672/05 – 42 Baldwins Hill – Demolition of existing garage and erection of new garage with first floor accommodation. Erection of first floor and single storey side extensions – Min. No. P160

The Committee REITERATED its previous objection.

278.3 Notice of Appeal – EPF/1512/05 – 11A Woodland Road – Two storey side extension and single storey rear extension (Revised application) – Min. No. P233

The Committee REITERATED its previous objection.

278.4 Additional plan – EPF/2111/05 – Part Bowls Club, Eleven Acre Rise – Erection of a 5 bed detached house and garage on disused tennis court – Min. No. P265

The Committee REITERATED its previous objection.

278.5 Pre-application consultation – Proposed alterations to existing Vodaphone mobile phone base station at CS4284, Epping Forest College, Borders Lane – Install 2 no. 300mm diameter additional transmission dishes

The Committee did not wish to comment on the proposed alterations given above, but identified the following groups that might also like to make comments: the Teachers Union and National Union of Students (NUS) at Epping Forest College, local residents and the Loughton Residents Association.

P279 Essex County Council Draft Statement of Community Involvement (SCI) and Essex Minerals Development Documents – Min. No. P199

The Committee discussed and finalised its response to the above documents and agreed that the Planning Clerk will send the questionnaires to Essex County Council.

P280 Planning Applications

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

EPF/2162/05	97 Englands Lane Mrs Petina Moore	Extension to existing vehicular crossover
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The Committee had NO OBJECTION to this application.

EPF/2192/05	The Old Crown, 153 High Road Adam Brooks	New illuminated fascia sign and fascia logos and non illuminated front canopy
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The Committee had NO OBJECTION to this application.

EPF/2205/05	74 Alderton Hall Lane Mr C Smith	Single storey front, side and rear extensions
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The Committee OBJECTED to this application and expressed concern regarding the windows on the side elevation which may 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/2224/05	16 Goldings Road Mr M Fox	Two storey side and rear extension, and part first floor rear extension
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The Committee had NO OBJECTION to this application.

EPF/2225/05	7 Forest Road Mr R Minchin	Erection of roof extension to create residential unit
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The Committee had NO OBJECTION to this application.

EPF/2227/05	241 High Road Demipower Group	Replacement of existing ductwork and HVAC units and associated plant
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The Committee had NO OBJECTION to this application.

EPF/2243/05	Unit 1 Salon, London Underground Station, Station Approach Salon Central	Grade II listed building application for the retention of a non-illuminated shop sign
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The Committee had NO OBJECTION to this application.

EPF/2250/05	8 Danbury Road Mr F Grobler	Conversion of existing dwelling to form 1 x two bedroom flat, 1 x one bedroom flat and 1 x two bedroom house incorporating a two storey side and rear extension and additional front porch (Revised application)
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The Committee had NO OBJECTION to this application.

EPF/2253/05	76 The Lindens S & H Disdale	Conversion of garage to habitable room
The Committee had NO OBJECTION to this application.		
CLD/EPF/2258/05	39 Habgood Road Mr T Geary	Certificate of lawful development for a single storey rear extension
The Committee NOTED this application.		
EPF/2265/05	50 Spring Grove Mr & Mrs G Dykes	Revision to rear dormer approved under EPF/1097/05
The Committee had NO OBJECTION to this application.		
EPF/0004/06	45 Spring Grove Drs Sarah & Simon Jackson	Demolition of garage and construction of a two storey extension
The Committee had NO OBJECTION to this application.		
EPF/0007/06	5 Albion Hill Mr & Mrs D Citroen	Single storey side extension
The Committee had NO OBJECTION to this application.		
EPF/0009/06	46 Tycehurst Hill Mr & Mrs G Pike	Two storey rear extension
The Committee had NO OBJECTION to this application but expressed concern about the development's bulk and visibility from the neighbours' houses on both sides.		
EPF/0010/06	3 Lower Belle View Cottage, Smarts Lane Mr D Hurran	First floor extension over existing ground floor extension
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) (iii) of Epping Forest District Council's adopted Local Plan. The Committee also felt that the development would be detrimental to the streetscene and would not complement the existing building contrary to Policy DBE 10 (i) (ii) of Epping Forest District Council's adopted Local Plan.		
EPF/0013/06	Land adj. 26 Stony Path T G Redman	Erection of 2 no. semi detached residential dwellings (Revised application)
The Committee REITERATED its previous objection.		

P281 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 30th January 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 30th January 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: B W Moore (in the Chair)

M L Daniel

R E Pearce

M W Wardle

J L Woods

Officer:

A L Harriss (Planning Committee Clerk)

1 member of the public

P282 Apologies for Absence

Apologies for absence were received from Cllrs Murphy and P S Sheen.

P283 Confirmation of Minutes

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

P284 Declarations of Interest

Cllr Wardle declared a personal but non-prejudicial interest in item EPF/0071/06 as he knew the applicant.

P285 Matters for Report

CC/EPF/22/06 – St John Fisher Primary School, Burney Drive – Construction of a single storey infill extension to provide a library

The Committee had NO OBJECTION to this application.

P286 Planning Applications

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

EPF/2082/05

94 Roding Road

New shop signs and projecting sign

Mrs Diane Fundell

The Committee had NO OBJECTION to this application.

EPF/0020/06

14 Spareleaze Hill

Alterations to conservatory element approved under EPF/217/01

R Bachra

The Committee had NO OBJECTION to this application.

EPF/0028/06

BMW/Mini Dealership, Langston Road

Illuminated car dealership signage

Sytner Group

The Committee had NO OBJECTION to this application.

EPF/0031/06

56 Marjorams Avenue

Loft conversion

Mr & Mrs C McKoy

The Committee had NO OBJECTION to this application.

EPF/0033/06	23 Connaught Avenue Miss A Prem	Demolition of existing dwelling and construction of replacement dwelling
The Committee had NO OBJECTION to this application, but recommends that a condition be imposed for the window in bedroom 2 to have opaque glass.		
EPF/0043/06	16 The Broadway T M Retail	Security shutter to shop front
The Committee had NO OBJECTION to this application.		
CLD/EPF/0049/06	240 High Road Antonio Motisi	Certificate of Lawfulness for existing use as an A1 (retail) unit, with ancillary A3 (restaurant/café) and A5 (hot food takeaway) components
The Committee NOTED this application.		
EPF/0050/06	43 Valley Hill Serpil Gupur	Loft conversion and first floor extension
The Committee had NO OBJECTION to this application.		
EPF/0051/06	3 Newnham Close Mr & Mrs P Moore	Single storey front and side extension with porch and internal alterations
The Committee had NO OBJECTION to this application.		
EPF/0061/06	47 Forest Road Mr S Young	First floor rear and single storey rear and side extension (Revised application)
The Committee had NO OBJECTION to this application.		
EPF/0071/06	39 Southern Drive Mr C Hay	Single storey rear extension
The Committee had NO OBJECTION to this application.		
EPF/0077/06	Land adjacent to 20 Leycroft Close Mr Stuart Stuchfield	Construction of a two bedroom bungalow with integral garage
The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), DBE 2 and DBE 9 (i) of Epping Forest District Council's adopted Local Plan. The Committee emphasised the need to protect the hammer head turning bay.		
EPF/0089/06	75 Spring Grove Mr & Mrs Baker	Single storey rear conservatory to rear of dwelling (Revised application)
The Committee REITERATED its previous objection.		
EPF/0096/06	35 Rectory Lane Mr & Mrs Griffiths	Single storey side and part single, part two storey rear extensions (Revised application)
The Committee REITERATED its previous objection.		

P287 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 13th February 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 13th February 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

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

Officer:

A L Harriss (Planning Committee Clerk)

P288 Apologies for Absence

Apologies for absence were received from Cllrs M Daniel, Murphy and Pearce. The Planning Committee Clerk reported that Councillor Wixley had been nominated as Councillor Pearce's substitute for this meeting.

P289 Confirmation of Minutes

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

P290 Declarations of Interest

Cllrs Moore, Wardle, Wixley and Woods declared a personal but non-prejudicial interest in item EPF/0169/06 as the applicant is a member of the Loughton Residents Association. Cllr P S Sheen declared a personal but non-prejudicial interest in item EPF/0104/06 as he knew the applicant.

P291 Matters for Report

291.1 Notice of Appeal – EPF/0978/05 – 3 Upper Park – Two/single storey side extension and conversion into 4 no. flats (Revised application) – Min. No. P184

The Committee REITERATED its previous objections.

291.2 Amended plans – EPF/0004/06 – 45 Spring Grove – Demolition of garage and construction of a two storey extension – Min. No. P280

The Committee had NO OBJECTION to this application.

291.3 Pre-application Consultation – Proposed alterations to existing Vodafone mobile phone base station at CS3132, main fire station, Old Station Road – Install 1 no. 300mm diameter transmission dish

The Committee had NO OBJECTION to this application.

291.4 Street naming and numbering – Proposal to re-name Nursery Road, High Beach

The Committee supported this suggestion.

P292 Planning Applications

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

EPF/2116/05	3 Little Dragons	TPO 4/70; Lime: Crown reduce
	JJ & C Ratnage	(25%); Ash: remove top (25%)

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

EPF/0104/06 **183 Englands Lane** Two storey side extension, single
Mr D Reynolds storey front extension and rear
dormer

The Committee had NO OBJECTION to this application.

EPF/0106/06 **61 Meadow Road** Two storey rear extension
Mr M Gipson

The Committee had NO OBJECTION to this application.

EPF/0111/06 **64 Alderton Hill** First floor front and rear
Mr S Schaffer extensions, new roof with rooms
in roof space and rear dormers
(Revised application)

The Committee had NO OBJECTION to this application.

P293 Matters for Report (continued)

293.1 Amended plans - EPF/0111/06 – 64 Alderton Hill – First floor front and rear extensions, new roof with rooms in roof space and rear dormers (Revised application) – Min. No. P245

The Committee had NO OBJECTION to this application.

P294 Planning Applications (continued)

EPF/0123/06 **58 The Crescent** Roof conversion with front and
M. Maclean Esq rear dormer windows

The Committee had NO OBJECTION to this application.

EPF/0128/06 **33 Albion Hill** Proposed detached garage
Mr & Mrs Babic (Revised application)

The Committee REITERATED its previous comments as follows: The Committee had NO OBJECTION to this application but would like a condition placed regarding adequate soundproofing for the games room due to its close proximity to neighbouring properties.

EPF/0144/06 **7 Burney Drive** Two storey side and rear
D P Knowles Esq extension and single storey front
extension

The Committee had NO OBJECTION to this application.

EPF/0149/06 **50 Habgood Road** Two storey rear extension
Mr & Mrs Kemp

Cllr Woods declared a personal but non-prejudicial interest in the above item as she was acquainted with the applicant.

The Committee had NO OBJECTION to this application, but expressed concern regarding the side elevation from 50 to 51 Habgood Road in terms of visual impact.

EPF/0150/06 **49 Habgood Road** Two storey rear extension
Mr & Mrs Raymond

The Committee had NO OBJECTION to this application, but expressed concern regarding the side elevation from 49 to 48 Habgood Road in terms of visual impact.

- | | | |
|--|---|--|
| EPF/0152/06 | 28 Forest Road
J Charles | Two storey side and rear extension |
| The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) (ii) (iii) and DBE 10 (i) (ii) (a) of Epping Forest District Council's adopted Local Plan. | | |
| EPF/0155/06 | 14 Brooklyn Avenue
Daletrent Ltd | Detached house to replace existing (Revised application) |
| The Committee REITERATED its previous objection. | | |
| EPF/0166/06 | 20 Forest Road
Philip Hinds | TPO 7/80; Horse Chestnut: Crown lift, thin and reduce |
| The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any application to fell such a protected tree. It therefore objects to this application. | | |
| EPF/0169/06 | 162 Forest Road
Mr & Mrs Barrett | Extension to existing vehicular crossover |
| The Committee had NO OBJECTION to this application. | | |
| EPF/0170/06 | 9 Shelley Grove
Mr & Mrs M Davis | First floor rear extension |
| The Committee had NO OBJECTION to this application. | | |
| CLD/EPF/0194/06 | 50 Roding Road
Mr & Mrs Gooding | Certificate of Lawful Development for a loft conversion with dormer windows to form a new bedroom and en suite |
| The Committee NOTED this application. | | |
| EPF/0204/06 | 39 Sparelease Hill
Mr J Singh | Two storey front and single storey side and rear extensions |
| The Committee REITERATED its previous objections: The Committee OBJECTED to the rear extension 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. | | |
| EPF/0206/06 | 230 High Road
Costa Coffee | Installation of internal illuminated fascia and projecting signs |
| The Committee had NO OBJECTION to this application. | | |
| EPF/0211/06 | 7 Connaught Hill
Mr & Mrs P E Moody | First floor side extension |
| The Committee OBJECTED to this application as the extension would be too close to the neighbour's boundary and result in a terracing effect contrary to Policy DBE 10 (b) of Epping Forest District Council's adopted Local Plan. | | |

P295 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

Signed
Date: 27th February 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 27th February 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)

M L Daniel

R E Pearce

M W Wardle

J L Woods

D J Wixley (as substitute for B Moore)

Officer:

E K Walsh (Deputy Town Clerk)

6 members of the public

P296 Apologies for Absence

Apologies for absence were received from Cllrs Moore and Murphy. The Planning Committee Clerk reported that Councillor Wixley had been nominated as Councillor Moore's substitute for this meeting.

P297 Confirmation of Minutes

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

P298 Declarations of Interest

No Declarations of Interest were received.

P299 Matters for Report

299.1 Notice of Appeal – EPF1781/05 – Land to rear of Diggens Court and Van Ryne House, High Road – Erection of part three storey, part four storey block of 13 flats and associated works (Revised application) – Min. No. P207

The Committee REITERATED its previous objections and agreed to reinforce its stance directly to the Planning Inspector.

P300 Planning Applications

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

EPF/1130/05

2 Lower Park Road
Forest Homes

Demolition of existing house and erection of 10 no. flats and parking

The Committee NOTED the contents of two letters of objection. A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which is contrary to Policies DBE 1, DBE 2, DBE 6, DBE 7, DBE 8 and DBE 9 of Epping Forest District Council's adopted Local Plan. The Committee deplored the potential loss of the existing house which is of architectural significance to the town. It felt that the proposed block of flats would be out of scale and character with the surrounding area and have a negative impact on the street scene. With regard to DBE 6, the car park at the rear of the proposed development would require adequate lighting but this would have an adverse impact on the neighbouring properties.

The Committee AGREED to bring forward the following two items, EPF/0267/06 and EPF/0270/06, as members of the public were interested in these applications.

EPF/0267/06	67 Traps Hill Mr & Mrs Bawa	Two storey side and rear extensions and single storey front/side extensions and loft conversion with front and rear dormer windows
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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 is contrary to Policies DBE 9 (i), (ii) and (iii) and DBE 10 (i) (a) and (b) of Epping Forest District Council's adopted Local Plan. There were concerns about the visual impact of the extensions particularly the side elevation and that the massing of the proposals could cause a loss of daylight to the neighbouring property. It was felt that the street scene would be adversely affected by the extension of the house to the plot boundary which would result in the loss of the visual gap between properties.

EPF/0270/06	1 Church Hill Mrs McAuliffe and Mr & Mrs Autin	Demolition of existing building and erection of 10 two bedroom apartments in two blocks, with associated parking and landscaping (Revised application)
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The Committee NOTED the contents of a letter of objection. A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), (ii) and (iii), DBE 2 and DBE 9 (i), (ii), (iii) and (iv) of Epping Forest District Council's adopted Local Plan. Recognising the site's proximity to the Conservation Area, it was considered that the proposal was out of character with the street scene and unsympathetic to the properties in The Uplands.

EPF/0219/06	15 Summerfield Road Mr N Kelly	Loft conversion with a rear dormer window
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The Committee had NO OBJECTION to this application.

EPF/0229/06	54 Church Lane Mr & Mrs A Dhallu	Two storey side extension and single storey pool enclosure
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The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), (ii) and (iv) and DBE 10 (i) and (ii), (a) and (b) of Epping Forest District Council's adopted Local Plan. There were particular concerns about the possible overlooking of the neighbouring property and the loss of amenity for neighbours due to the potential for smells and noise from the pool block. The Committee also considered that the street scene and existing building would not be enhanced by the scale of the proposals and the loss of separation by the development extending to the boundary.

EPF/0246/06	163 Roding Road Mark Anthony	Rear conservatory
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The Committee had NO OBJECTION to this application but expressed concern that the excessive size of the conservatory may adversely affect the adjoining property.

EPF/0276/06	25 Rockwood Gardens Miss D Stannard	Single storey side extension
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The Committee had NO OBJECTION to this application.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 13th March 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
M L Daniel (from Min. no. P304) R E Pearce J L Woods
C C Pond (as substitute for B Moore)

Officer:

E K Walsh (Deputy Town Clerk)

P302 Apologies for Absence

Apologies for absence were received from Cllrs Moore and Wardle. The Deputy Town Clerk reported that Councillor C C Pond had been nominated as Councillor Moore's substitute for this meeting.

P303 Confirmation of Minutes

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

Councillor Daniel joined the meeting.

P304 Declarations of Interest

No Declarations of Interest were received.

P305 Matters for Report

305.1 Revised Application – EPF/0128/06 – 33 Albion Hill – Proposed detached garage – Min. no. P294

The Committee NOTED the contents of two letters of objection. The Committee AGREED to reiterate its previous comments but expressed concern that the location of the property 35 Albion Hill was not shown on the plans as its proximity may have adversely affected its opinion of the proposals.

P306 Planning Protocol

The Committee NOTED the revised Planning Protocol recently adopted by Epping Forest District Council.

P307 Licensing Act 2003 – Consultation Process

The Committee discussed the reports and AGREED to adopt the following practice:

- i) The Planning Committee Clerk shall peruse the public notices section of the local newspapers and cause to be inserted as an appendix to each Planning and Licensing Committee agenda a facsimile of every such notice relating to premises in the town.
- ii) There shall be a standing agenda item as follows:

Licensing Applications

The following applications have come to officers' attention (see Appendix no...). Members are asked whether they wish to make representations to the Licensing Authority in respect of applications made under the Licensing Act 2003, these must be on behalf of persons residing in the vicinity.

The Committee requested that the introduction of this item receive publicity in the next edition of Think Loughton.

P308 Planning Applications

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

EPF/2041/05 **61 Barncroft Close** Rear conservatory
Mrs V Dodd

The Committee had NO OBJECTION to this application.

EPF/0295/06 **60 Borders Lane** Amendment to condition 2 of
Miss A & P Veli EPF/1421/01 to extend opening
hours currently 9.00 -11.00 p.m.
to 9.00 – 12.30 a.m. Monday to
Saturdays

The Committee OBJECTED to this application but had no objection to the business having the same opening hours as the neighbouring Chinese take-away.

EPF/0241/06 **26 The Crescent** First floor extension to bungalow
Mr R Gower

The Committee had NO OBJECTION to this application.

EPF/0294/06 **47 Alderton Hill** Demolition of existing garage and
Mr & Mrs G Cohen single storey side structure,
erection of two storey side, single
storey front and rear extensions
with front entrance porch.
Formation of rooms within roof
space with construction of new
dormer windows to rear elevation.

Councillor P Sheen declared a personal but non-prejudicial interest in this application because of his acquaintance with the applicant.

The Committee had NO OBJECTION to this application.

EPF/0298/06 **7 Stanmore Way** Demolition of existing bungalow
Mr J Beasant and erection of two storey
detached house. (Revised
application)

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) and (ii), DBE 9 (i) of Epping Forest District Council's adopted Local Plan because of the bulk of the proposed house and the unsatisfactory roof line which are both detrimental to the visual amenity.

EPF/0312/06 **27 Cherston Road** Single storey rear, front and side
Mr J Niner extensions

The Committee had NO OBJECTION to this application.

EPF/0317/06 **20 Longfield** Part two, part single storey rear
Mr & Mrs Leith and side extensions

The Committee had NO OBJECTION to this application.

- EPF/0337/06** **Rowbarns,** Single storey rear extension
12 The Beacons
Mr & Mrs R Payze
The Committee had NO OBJECTION to this application.
- EPF/0339/06** **46 Trap's Hill** Two storey and single storey rear
Mr Chahal extensions
The Committee had NO OBJECTION to this application but would like a condition made that no balcony was to be formed on the flat roof.
- EPF/0347/06** **7 Albion Hill** Side extension to residential
Mr & Mrs Bowman home (Revised application)
The Committee reiterated its previous comments as follows:
The Committee had NO OBJECTION to this application, but was concerned about the design and visual impact of the lift shaft.
Concern for the potential risk to the trees was also expressed.
- EPF/0362/06** **36 Hill Top** Certificate of lawfulness for a
Mr & Mrs J Bennett proposed loft conversion with a
rear dormer window
The Committee NOTED the application.
- EPF/0370/06** **8 Baldwins Hill** Loft conversion with rear dormer
Mr M Warren and modification of roof to provide
new part gable to side
The Committee OBJECTED to this application which is contrary to Policy DBE 9 (i) of Epping Forest District Council's adopted Local Plan. It considered that the proposals had a detrimental effect on the street scene in the Conservation Area creating an unattractive roof line and it also regretted the loss of the chimney stack.
- EPF/0376/06** **27 Goldings Road** Replacement of flat roof to
Mr R Rankin pitched on single storey rear
extension
The Committee had NO OBJECTION to this application.
- EPF/0382/06** **3 The Avenue** Demolition of existing garage and
Mr & Mrs Abbey erection of two storey side
extension
The Committee had NO OBJECTION to this application.
- EPF/0386/06** **89 Tycehurst Hill** First floor side extension
Mr J Dixon-Smith
The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) and (iii), DBE 10 (i) and (b) of Epping Forest District Council's adopted Local Plan. It had concerns about the terracing effect of the extension at first floor level extending to the boundary to the detriment of the street scene and objected to being asked to judge the proposed orangery when no plans had been provided.
- EPF/0387/06** **52 Deepdene Path** Single storey front extension
Mr & Mrs Murray
The Committee had NO OBJECTION to this application.

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 27th March 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
B Moore M L Daniel (from Min. no. P313) J L Woods
M R M A Chalk (as substitute for Cllr Pearce)
S M Harper (as substitute for Cllr Wardle)

Officer:

E K Walsh (Deputy Town Clerk)

3 members of the public

P311 Apologies for Absence

Apologies for absence were received from Cllrs Pearce and Wardle. The Deputy Town Clerk reported that Councillor Chalk had been nominated as Councillor Pearce's substitute and Councillor Harper as Councillor Wardle's substitute for this meeting.

P312 Confirmation of Minutes

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

P313 Declarations of Interest

Cllr Harper declared a personal and prejudicial interest in EPF/0489/06 as she is a governor at the Staples Road Infant and Junior Schools and Cllrs Harper and P Sheen both declared a personal but non-prejudicial interest in EPF/0495/06 because of their connections with Epping Forest College and the Vineyard Church.

Councillor M Daniel joined the meeting.

P314 Matters for Report

314.1 Revised application – EPF/0370/06 – 8 Baldwins Hill – Loft conversion with rear dormer and modification of roof to provide new part gable to side

The Committee had NO OBJECTION to this application.

314.2 Revised application – EPF/0440/06 – 51 Alderton Hill – Loft conversion with front and rear dormers and rear balcony – Min. no. P308

The Committee had NO OBJECTION to this application.

P315 Planning Applications

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

The Committee AGREED to bring forward the following item EPF/0495/06, as members of the public were interested in this application.

EPF/0495/06	Epping Forest College 'Middle Site', Borders Lane The Vineyard Church (Loughton) Ltd	Construction of new church premises (Class D1) including ancillary uses and facilities
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A member of the public with an interest in this application addressed the meeting.

The Committee noted that its previous comments had been addressed and had NO OBJECTION to this application.

EPF/1787/05 **2 Ripley View** Erection of front wall, railings and
Mrs Lock gates

The Committee had NO OBJECTION to this application.

EPF/0253/06 **55 High Road** Rear conservatory (revised
Mr G Rand application)

The Committee had NO OBJECTION to this application but expressed concern that the proposal might have an adverse effect on the amenity of the neighbouring property 57 High Road.

EPF/0381/06 **Land adj 18 Dunmow** Erection of two bedroom
Close detached house
Mr & Mrs G Torresan

The Committee OBJECTED to this application which it considered to be an overdevelopment of the site providing little amenity space, contrary to Policies DBE 9 (i) & (iii) and DBE 10 (a) & (b) of Epping Forest District Council's adopted Local Plan.

EPF/0442/06 **56 Majorams Avenue** Loft conversion (revised
Mr & Mrs C McKoy application)

The Committee had NO OBJECTION to this application.

EPF/0444/06 **51 The Lindens** Conversion of existing garage to
Mr S Edwards living accommodation and front
and side first floor extensions

The Committee had NO OBJECTION to this application.

EPF/0450/06 **167 England's Lane** Single storey rear extension
Mr P Relph

Cllrs Chalk and P Sheen both declared a personal but non-prejudicial interest as the applicant was known to them.

The Committee had NO OBJECTION to this application.

EPF/0462/06 **1 The Hawthorns** Demolition of existing single
G M Hanafi storey extension and construction
of attached two storey, four bed
dwelling

The Committee had NO OBJECTION to this application.

EPF/0474/06 **4 Summerfield Road** First floor front extension
Mr & Mrs K Robinson

The Committee had NO OBJECTION to this application.

EPF/0475/06 **35 Spring Grove** Alterations to roof with side
Mr M Webster dormer window

The Committee had NO OBJECTION to this application but expressed concerns about a possible overlooking of neighbouring properties which was not clear from the plan.

EPF/0479/06 46-48 The Broadway Change of use from vacant A1
Ladbrokes Ltd retail to A2 betting office use
The Committee had NO OBJECTION to the change of use but because of the property's residential area location requested that the Sunday opening hours be reduced from the proposed 9am - 10pm, to be more in line with other retail outlets.

EPF/0488/06 J Sainsbury Plc, Old Variation of condition 28 (hours of
Station Road opening) on EPF/400/00 to allow
Sainsbury's Supermarkets store to open from 7.00am to
Ltd 10pm Monday to Saturdays
(inclusive)
The Committee had NO OBJECTION to this application.

EPF/0489/06 Staples Road Infant and County Council application for
Junior School, Staples Conservation Area Consent to
Road demolish existing Horsa kitchen
Essex County Council and dining room
Councillor Harper withdrew from the meeting.

The Committee had NO OBJECTION to this application.
Councillor Harper rejoined the meeting.

EPF/0490/06 23 Connaught Avenue Demolition of existing dwelling
Miss A Prem and construction of replacement
dwelling (revised application)
Cllr M Daniel declared a personal but non-prejudicial interest in this application because he was acquainted with the neighbours.
The Committee had NO OBJECTION to this application.

EPF/0492/06 23 Church Hill Single storey rear extension
Mr R Anderson
The Committee had NO OBJECTION to this application.

P316 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P317 Accounts for payment

The following accounts were APPROVED for payment:

Cheque no.	Payee	Purpose	VAT	Gross Amount
2894	Essex County Council	Community Centre Quality Inspectors' fee (December)	183.65	1,233.05
DD	NatWest	Diesel, software & card fees	5.96	121.70
2895	Homebase Ltd	Cemetery supplies	4.36	29.26

Signed
Date: 10th April 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 10th April 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
B Moore R E Pearce S M Harper (as substitute for Cllr Woods)

Officer:

E K Walsh (Deputy Town Clerk)

P318 Apologies for Absence

Apologies for absence were received from Cllrs M Daniel, Wardle and Wood. The Deputy Town Clerk reported that Councillor Harper had been nominated as Councillor Wood's substitute for this meeting.

P319 Confirmation of Minutes

The Minutes of the meeting held on 27th March 2006 were amended in minute no. P313 to show that Cllr Harper is a governor at the Staples Road Infant School (not Junior School as was minuted). The Minutes were CONFIRMED as a correct record and signed by the Chairman.

P320 Declarations of Interest

No Declarations of Interest were received.

P321 Matters for Report

321.1 Notice of Appeal – PL/10844/SAS/SM/TP/7/1/1970 – 129 Pyrles Lane – change of use from residential to business use as an office (Class B1)

The Committee OBJECTED to potential loss of a residential unit.

321.2 Additional plans and amended description – EPF/0386/06 – 89 Tycehurst Hill – First floor side extension and single storey rear orangery

The Committee re-iterated its previous OBJECTION to the proposed first floor side extension but had NO OBJECTION to the proposed orangery.

321.3 Amended plans – EPF/0551/06 – 2 Eleven Acre Rise – Demolition of existing property and erection of four bedroom detached house and detached garage, with adjustment to vehicular access

The Committee NOTED the contents of a letter of objection.

It was agreed to bring forward the main set of plans for this application shown later on the Agenda for consideration with the amendments. The Committee OBJECTED to the proposed development which is contrary to Policies DBE 1 (i), (ii) & (iii) of Epping Forest District Council's adopted Local Plan particularly because of its bulky design and adverse effect on the street scene.

321.4 Amended plans – EPF/0253/06 – 55 High Road – Rear conservatory

The Committee had NO OBJECTION to this application welcoming the improved design but commented that clarification of the plans should be sought to ensure the materials used on the flank wall were suitable for the location.

P322 Planning Applications

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

EPF/0094/06 **14 Upper Park** First floor side extension
Mr & Mrs Jones

The Committee had NO OBJECTION to this application.

EPF/0522/06 **21 Stony Path** Two storey front extension
Mr & Mrs S Moore

The Committee had NO OBJECTION to this application but expressed concern that the extension should not have an adverse effect on the amenity of the neighbouring property.

EPF/0541/06 **Zee & Co** Use of existing flat roof to front
221-223 High Rd elevation as a roof garden, railings to
Zee & Co front parapet wall, change window
opening to French doors

The Committee had NO OBJECTION to this application.

EPF/0566/06 **43 Valley Hill** Loft conversion & first floor extension
Serpil Gupur (revised application)

The Committee had NO OBJECTION to this application.

EPF/0580/06 **12 Harwater Drive** Replace conservatory with single storey
K Wiltshire extension

The Committee had NO OBJECTION to this application.

EPF/0581/06 **42 Church Lane** Demolition of garage and outbuilding
Mr & Mrs H Kauffman and construction of two storey side
extension to include garage, rebuild
rear extension, loft conversion with rear
dormer windows and roof and
elevational changes

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as it considered the design too bulky, which is contrary to Policies DBE 10 (ii), a & b of Epping Forest District Council's adopted Local Plan. There were also concerns about the overlooking of 2 Hilltop Place, contrary to Policy DBE 9(ii) of the Plan.

EPF/0589/06 **175 England's Lane** Single storey rear extension to house
Cheryl Barlow and garage

The Committee had NO OBJECTION to this application.

EPF/0593/06 **91 Willingale Road** First floor rear extension
P Wood

The Committee had NO OBJECTION to this application.

EPF/0595/06 **2A The Uplands** Demolition of existing bungalow and
Michael Douglas & erection of new building containing five
Jabhill Properties apartments and all associated works

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), (ii) & (iii), DBE 2 and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan.

EPF/0596/06 **1 Cranleigh Gardens** Two storey side extension
Mr M Bays

The Committee had NO OBJECTION to this application.

EPF/0600/06 **64 Alderton Hill** First floor front and rear extensions,
Mr S Schaffer new roof with rooms in roof space with
front and rear dormer windows (Revised
application)

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i) & (ii) and DBE 10 (i), (ii) & a of Epping Forest District Council's adopted Local Plan particularly because of the visual impact and the potential overlooking from the rear balcony.

EPF/0602/06 **72 Alderton Hill** Demolition of existing bungalow and
Mr J Ollvelle erection of new house

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii), DBE 8 (iii) and DBE 9 (i) & (ii) of Epping Forest District Council's adopted Local Plan. It commented that the proposed development was too big for the size of the plot and provided insufficient amenity space.

EPF/0606/06 **Land adj 89 High Rd** Erection of a detached four bedroom
Loughton dwelling
Construction

The Committee NOTED the contents of a letter of objection.
The Committee OBJECTED to this application which is contrary to Policies DBE 2, DBE 9 (ii) & (iii) and HC5 of Epping Forest District Council's adopted Local Plan. The Committee had particular concerns about highway safety issues caused by an increase in the number of vehicles using the access directly onto the High Road and the potentially adverse effect on 89 High Road. It would also not wish any development on this site to prejudice the environment of Epping Forest.

P323 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P324 Appeal Decisions by the Planning Inspectorate

The Planning Appeal decisions from the Planning Inspectorate were NOTED.

Signed
Date: 24th April 2006

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 24th April 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
M Daniel B Moore R E Pearce (from Min. no. 329)
J E Woods

Officer:

E K Walsh (Deputy Town Clerk)
M A Burgess (Planning Committee Clerk)

2 members of the public

P325 Apologies for Absence

Apologies for absence were received from Cllr Wardle.

P326 Confirmation of Minutes

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

P327 Declarations of Interest

No Declarations of Interest were received.

P328 Matters for Report

328.1 Amended plans – EPF/0541/06 – Zee & Co, 221-223 High Rd – Use of existing flat roof to front elevation as a roof garden, railings to front parapet wall, change window opening to French doors – Min no. 322

The Committee had NO OBJECTION to this application.

328.2 Revised application – EPF/0600/06 – 64 Alderton Hill – First floor front and rear extensions, new roof with rooms in roof space with front and rear dormer windows

The Committee had NO OBJECTION to this application but commented on the bulky side elevation indicated by the proposal and suggested that a condition should be imposed such that the flat roof should not be used as a full-sized balcony.

P329 Planning Applications

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

The Committee AGREED to bring forward the following item EPF/0613/06, as members of the public were interested in this application.

EPF/0613/06	12 – 30 Church Hill Chappell Estates Ltd	Demolition of existing buildings and redevelopment of the site by the erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces
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A member of the public with an interest in this application addressed the meeting. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i) & (ii) and DBE 9 (i) of Epping Forest District Council's adopted Local Plan. Specifically the Committee had concerns about the projection of the upper floors over the retail units at the front of the buildings, the unattractive roof line caused by the height of the lift shafts and the use of three identical designs for the front elevations which make the development appear as one bulky block.

EPF/2123/05 **47 Harvey Gardens** Two storey side extension, rear conservatory and front porch
Mrs M Kouzbor

The Committee had NO OBJECTION to this application.

EPF/0319/06 **11 Wallers Hoppit** Shed extension to side of property
Mr T Everson

The Committee had NO OBJECTION to this application but commented that the choice of materials for the cladding should be sympathetic to the rest of the building.

EPF/0524/06 **48 Willingale Road** Single storey front extension and loft conversion with a rear dormer window
Mr & Mrs Harris

The Committee had NO OBJECTION to this application.

EPF/0568/06 **46 Harwater Drive** Single storey side/rear extension
Mr & Mrs R Wiggs

The Committee had NO OBJECTION to this application but expressed concern about the negative impact of the length of the flank wall on the neighbouring property.

EPF/0615/06 **14 Station Road** Single storey front side and rear, plus first floor side extensions, and loft conversion with front and rear dormer windows
K Singh

The Committee had NO OBJECTION to this application but commented that a gabled front dormer would be more in character with the property. There were also concerns over the negative impact of the length of the flank wall on the neighbouring property.

Cllr Pearce joined the meeting.

EPF/0625/06 **9 Regents Place** Single storey rear/side extension and loft conversion
Mr Burt & Miss Perry

The Committee had NO OBJECTION to this application.

EPF/0626/06 **13 Hill Top** Rear conservatory
Mr & Mrs Simpson

The Committee had NO OBJECTION to this application.

EPF/0643/06 **6 The Avenue** Single storey alterations/extensions to front, side and rear
Mr & Mrs J Kennedy

The Committee had NO OBJECTION to this application.

EPF/0652/06 **Carlton House,** TPO/EPF/18/99 – Works to various
Algers Road trees as specified
 Manager (John)

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/0661/06 **3 Lower Belle View** First floor extension over existing
Cottage, Smarts ground floor extension (revised
Lane application)
 Mr D Hurran

The Committee had NO OBJECTION to this application but expressed concern that extension may cause a loss of light to the neighbouring property.

EPF/0668/06 **Elgar Place, Warren** TPO/EPF/779 – Cedar (T48) – Remove
Heights, Warren Hill overhanging limb, reduce overhanging
 Mrs Wilson crown by 20%

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/0670/06 **30 Hill Top** Loft conversion with rear dormer
 Mr & Mrs Green window

The Committee had NO OBJECTION to this application.

P330 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P331 Appeal Decisions by the Planning Inspectorate

The Planning Appeal decision from the Planning Inspectorate was NOTED.

Signed
 Date: 8th May 2006

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 8th May 2006 at 7.45 p.m. at 1 Buckingham Court.

Present:

Councillors: P S Sheen (in the Chair)
M Daniel (from Min. no. 334) B Moore J E Woods
D J Wixley (as substitute for R E Pearce)

Officer:

E K Walsh (Deputy Town Clerk)
M A Burgess (Planning Committee Clerk)

P332 Apologies for Absence

Apologies for absence were received from Cllr Pearce. The Deputy Town Clerk reported that Cllr D J Wixley had been nominated as Cllr Pearce's substitute for this meeting.

P333 Confirmation of Minutes

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

P334 Declarations of Interest

Cllr Wixley declared a personal and prejudicial interest in Agenda item 6, EPF/0773/06, due to his position on the governing body of Whitebridge Junior School at which the applicant taught. Cllr Sheen declared a personal interest in Agenda item 6, EPF/0762/06, as he is a member of the Loughton Men's Club and EPF/0741/06 due to his personal knowledge of the applicants and his work in the building.

P335 Matters for Report

Amended plans – EPF/0551/06 – 2 Eleven Acre Rise – Demolition of existing property and erection of four bedroom detached house and detached garage, with adjustment to vehicular access – Min. no. 321.3

The Committee had NO OBJECTION to this application.

P336 Epping Forest District Council Statement of Community Involvement

The Committee agreed to defer this matter and consider a response to this document at its meeting on 30th May 2006.

P337 Planning Applications

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

EPF/0665/06 38 Fairmeads Conversion of garage to habitable room
Mr & Mrs R R Low

The Committee had NO OBJECTION to this application.

EPF/0687/06 54 Habgood Road Single storey rear extension
Mr M Hawkes

The Committee had NO OBJECTION to this application.

EPF/0720/06 **39 Felstead Road** Certificate of lawful development for a
Mr & Mrs D Noel proposed loft conversion with a rear
dormer window

The Committee NOTED the application.

EPF/0722/06 **3 Sutton Close** Part single/part two storey rear
Miss K Carter extension and single storey side
extension

The Committee had NO OBJECTION to this application.

EPF/0729/06 **Stirling House,** Proposed extended warehouse and
Langston Road extended roof level car parking with
Workout Ltd vehicular ramps

The Committee had NO OBJECTION to this application.

EPF/0736/06 **East 15 Acting** Erection of two temporary buildings to
School use as Rehearsal Studios.
Corbett Theatre
Rectory Lane
University of Essex

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), DBE 2 and DBE 9 (i), (ii) & (iv) of Epping Forest District Council's adopted Local Plan. It had reservations about the potentially detrimental affect on neighbouring residential properties due to the siting of the buildings close to the boundary fence and suggested that alternative locations be considered. It noted that effective sound insulation would be used on the internal partitions of the buildings but that no measures were in place to reduce the potential noise pollution to neighbours. The Committee also objected to the loss of two trees.

EPF/0741/06 **Loughton Hall,** Certificate of lawfulness for proposed
Rectory Lane health, education and community uses
Mr & Mrs Cohen (D1)

The Committee NOTED the application.

EPF/0750/06 **28 Roding Road** Two storey side extension.
Mr T Kallemdjian

The Committee OBJECTED to this application which is contrary to Policies DBE 9 (i), (ii) & (iii) and DBE 10 (ii) & a of Epping Forest District Council's adopted Local Plan. There were particular concerns that the proposals extended beyond the original building line at the rear of the property.

EPF/0762/06 **8 Station Road** Installation of plant air-conditioning
Loughton Men's Club units (3 no.) for function hall.

The Committee had NO OBJECTION to this application.

EPF/0773/06 **10 Monkchester** TPO 7/91; Tulip tree: Fell.
Close
Erica Barnett

Cllr D J Wixley withdrew from the meeting.

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

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

Cllr D J Wixley rejoined the meeting.

EPF/0776/06 **152 Forest Road** First floor rear extension.
Mr J Tooby

The Committee had NO OBJECTION to this application.

EPF/0782/06 **Foresters Arms** Remove existing entrance door to patio
15 Baldwin's Hill and replace with window to match
Punch Taverns existing and new pair of doors in
existing window opening.

The Committee had NO OBJECTION to this application.

EPF/0795/06 **Land adjacent to 52,** Erection of 9 x one bedroom residential
64 and 76 Pyrles units with parking.
Lane
Estuary Housing
Association/Epping
Forest District Council

The Committee OBJECTED to this application which is contrary to Policies DBE 1 (i), (ii) & (iii), DBE 2, DBE 3, DBE 8 (i), (ii), (iv) & (vi) and DBE 9 (i), (ii) & (iii) of Epping Forest District Council's adopted Local Plan. It considered the overall design unattractive and inappropriate for the location and questioned the inclusion of projecting balconies on the side elevations.

EPF/0796/06 **170 The Broadway** Loft conversion with a rear dormer
Mr & Mrs Waite window.

The Committee had NO OBJECTION to this application.

EPF/0798/06 **67 Traps Hill** Two storey side and rear extensions
Mr & Mrs Bawa and single storey front/side extensions
and loft conversion with front and rear
dormer windows. (Revised application)

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application and agreed to reiterate its previous comments. It considered that the amended plans contained only minor amendments and did not fully address the previous objections.

EPF/0799/06 **28 Forest Road** Two storey side and rear extension.
Mr & Mrs J Charles (Revised application)

The Committee OBJECTED to this application and agreed to reiterate its previous comments. It considered that the amended plans did not address the previous concerns.

P338 Decisions by Epping Forest District Council:

The Planning decisions from Epping Forest District Council were NOTED.

P339 Appeal Decisions by the Planning Inspectorate

The Planning Appeal decision from the Planning Inspectorate was NOTED.

Signed

Date: 30th May 2006