

P154 Planning Applications

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

EPF/1223/97 Amended Plan	Borders Lane Epping Forest College	Erection of 3 storey learning resource centre, associated car parking and access roads
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The Committee OBJECTED to this application. The proposal is too large and would have an overbearing effect on the surrounding buildings, particularly Hatfields, a listed building. The flat roof design is unattractive. A two-storey building would be preferable to three storeys. The Committee was also concerned that traffic problems in the area would be exacerbated. There would be an increase in traffic in and out of the College which would lead to serious congestion particularly following the closure of Newman's Lane.

LB/EPF/544/98	Station Approach Loughton Station Richard Paul Cornhouse	Listed building application for non illuminated replacement fascia sign
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The Committee had NO COMMENT to make on this application due to lack of information on the wording of the sign but recommended that a "Gill" typeface is used.

EPF/594/98	Land off The Broadway bordered by Willingale Road and Rookwood Ave Essex County Council	Outline planning application for the erection of a new secondary school, formation of access, and laying out of playing fields
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The Committee would normally support the maintenance of the Green Belt very strongly and resists attempts for development in the Green Belt. However, it considers the building of the new secondary school to be a special case. It is satisfied that there is a clear community need for a new school in Loughton, and accepts that Essex County Council has looked at all other viable sites and has found this site to be the most favourable. If at any time the site is no longer required for the purpose of an education centre it should be returned to use as farm land.

Therefore the Committee has NO OBJECTION to the principle of this application.

However, the Committee rejects the present proposals for access to and from the site and would like further discussion on this matter. Careful consideration should be given to the possibility of access via Langston Road. Entrances and exits should not be at the same point

Efforts should be made to avoid any pollution of the Brook during building work.

Building access should be via Langston Road.

Allotment land along Willingale Road should be respected as much as possible.

- EPF/600/98** **15 Connaught Hill** Two storey side extension and side
Mr & Mrs D Phillips conservatory
The Committee had NO OBJECTION to this application
- EPF/604/98** **25 Stonards Hill** Side dormer
Mr P Lumley
The Committee had NO OBJECTION to this application
- EPF/608/98** **23 Sparelease Hill** Two storey side extension
Mr & Mrs M West
The Committee OBJECTED to this application. The proposed extension stretching from boundary to boundary would be detrimental to the street scene and constitute overdevelopment
- EPF/610/98** **41 Church Lane** Erection of detached dwelling – renewal
P Noble of outline application
The Committee had NO OBJECTION to this application
- TRE/EPF/617/98** **36 Hazelwood** Ash protected by TPO/CHI/3/70; Crown
Mr Sternberg lift to 6ft and trim back lightly away
from drive as specified in application
The Committee had NO OBJECTION to this application
- EPF/621/98** **49 Grosvenor Drive** Two storey side extension
Mr & Mrs T Green
The Committee had NO OBJECTION to this application
- EPF/625/98** **17 Connaught** Two storey side and single storey rear
Avenue extension (Renewal of planning
Mr Wales permission EPF/864/93)
The Committee had NO OBJECTION to this application
- EPF/629/98** **55 Alderton Hill** Side extension to garage
L Clifford
The Committee had NO OBJECTION to this application
- EPF/636/98** **14 Forest View** Dormers to front and rear
Road
Mr & Mrs S Ager
The Committee OBJECTED to this application. It considered the dormer windows to be too large and heavy in design and not in keeping with the existing windows in the house
- TRE/EPF/642/98** **13 Roding Gardens** 2 Sycamore and 1 Elder: Fell as
Mr Teichman specified
The Committee had NO COMMENT to make on this application as it now appears the trees are not protected by a TPO

- EPF/652/98** **64 Church Hill** Single storey side and rear extensions
Mr & Mrs Sitton
The Committee had NO OBJECTION to this application
- A/EPF/657/98** **Borders Lane** Externally illuminated pole sign
Bentleys Bar
Inn Business Ltd
The Committee had NO OBJECTION to this application
- TRE/EPF/658/98** **115 Roding Road** Willow protected by TPO/7/79: Reduce
Mr & Mrs Carter selected lower branches to boundary of
117 Roding Road, reduce to boundary,
thin affecting growth and crown lift to
4m on petrol station side of crown as
specified
The Committee had NO OBJECTION to this application
- EPF/674/98** **10 Church Hill** Change of use from secretarial college to
J Jones, L Smith & day nursery and pre-school and Saturday
L Cook school
The Committee OBJECTED to this application. It considered the parking facilities
to be inadequate and the access from the site near the busy junction of York Hill
and Staples Road to be dangerous
- EPF/676/98** **8 Station Road** Canopy over external staircase to cellar
Loughton Club area
The Committee had NO OBJECTION to this application
- EPF/686/98** **69 South View** Single storey rear extension
Road
Mr & Mrs Pickston
The Committee had NO OBJECTION to this application
- EPF/692/98** **7 Longfield** Rear conservatory
Mr & Mrs Atfield
The Committee had NO OBJECTION to this application
- EPF/694/98** **36 Oakwood Hill** Change of use to offices and meeting
Industrial Estate room for "Homestart" (temporary period
Mrs Binfield only)
The Committee had NO OBJECTION to this application but recommended that it
be reviewed in two years
- EPF/699/98** **30 Sedley Rise** Ground floor side and two storey rear
RJ & JA Connolly extensions and front porch
The Committee had NO OBJECTION to this application

EPF/704/98 **6 & 8 Torrington Drive** Change of use from retail to Class A3
Debden Properties (food & drink)
Ltd

The Committee OBJECTED to this application as it would result in the loss of a retail unit and exceed the permitted ratio of non-retail uses in the area

P155 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 15th June 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

Mrs J Ormston

P J Sare

Mrs M E Taylor

Officers: E C Pursford (Planning Committee Clerk)

P156 Apologies for Absence

Apologies for absence were received from Cllrs. A T Lee and Mrs B R Sagers.

P157 Confirmation of Minutes

The Minutes of the meeting held on 1st June 1998 were confirmed as a correct record and signed by the Chairman following an alteration to the attendance record. It was noted that Cllr. L J Harris had been present for part of the meeting.

P158 Matters for Report

158.1 Retrospective Planning Applications

The Committee noted a letter received from R G Richmond, Secretary of the Essex Association of Local Councils. Letters of complaints from several parish councils have been presented to the Executive Committee and the matter will be taken up with the Local Government Minister.

P159 Planning Applications

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

EPF/608/98	23 Spareleaze	Two storey side extension
(Amended)	Mr & Mrs M West	

The Committee OBJECTED to this application. The proposed extension stretching from boundary to boundary constitutes overdevelopment and would have an adverse effect on the privacy of the neighbouring property at No. 21. However the amended plan was considered to be more visually attractive than the previously submitted plan

EPF/640/98	Angeline's Florists	New shopfront
	138 High Road	
	D Davis	

The Committee had NO OBJECTION to this application. However, it was noted that work had already started on the site and the Committee objected to the submission of a retrospective planning application

- EPF/675/98** **2 Newnham Close** Ground and first floor side extensions
R Neil
The Committee had NO OBJECTION to this application
- EPF/727/98** **38 Habgood Road** Part two storey, part single storey rear
J Andrews extension and two storey side extension
The Committee had NO OBJECTION to this application
- EPF/731/98** **32 Felstead Road** Two storey rear and side extension
Mr & Mrs T Galley
The Committee had NO OBJECTION to this application
- EPF/734/98** **5A Goldings Road** Single storey side extension
M Richardson
The Committee had NO OBJECTION to this application
- EPF/772/98** **5 Cheltenham Gdns** Retention of garage extension
J Blower
The Committee had NO OBJECTION to this application but reiterated its disapproval of retrospective applications
- EPF/771/98** **Loughton Cricket** Erection of a replacement cricket
Club, High Road pavilion
Trustees of
Loughton Cricket
Club
The Committee had NO OBJECTION to this application
- EPF/379/98** **6 Spareleaze Hill** Loft conversion incorporating front and
Amended D A Viniker rear dormer windows
The Committee had NO OBJECTION to this application

P160 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 29th June 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

Mrs B R Sagers

Also in attendance:

Councillor: S W Murray was in attendance for part of the meeting

Officer: E C Purssord (Planning Committee Clerk)

P161 Apologies for Absence

Apologies for absence were received from Cllr. P J Sare.

P162 Confirmation of Minutes

The Minutes of the meeting held on 15th June 1998 were confirmed as a correct record and signed by the Chairman.

P163 Matters for Report

163.1 Notice of Appeal

The Committee NOTED an appeal submitted in respect of EPF/421/98, 9 Ripley View, for a first floor side extension following a rejection by the District Council. The Committee continued to have no objection to this application.

P164 Planning Applications

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

EPF/337/98
(Amended)

Roding Road
South Loughton
Cricket Club

Replacement pavilion

The Committee OBJECTED to this application on the following grounds:

1. The large increase in the size and height of the proposal compared with the existing building is unacceptable.
2. The proposal moves the building nearer to a residential area by 22 feet.
3. The proposed building would detract from the geographical feature of being a flood plain. This is an extremely sensitive part of the Roding Valley and is used by many people to gain access to the fields and nature reserve.
4. There is inadequate parking, and the proposal would aggravate the existing parking problems in the area.

EPF/509/98
(Amended)

7 Goldings Rise
Mr & Mrs Kaymer

Single storey rear extension

The Committee had NO OBJECTION to this application

- EPF/702/98** **15 Oakwood Hill** Change of use from fuel transfer station
Industrial Estate to vehicle recovery operation
Crosspoint Recovery
Services Ltd
The Committee had NO OBJECTION to this application
- EPF/730/98** **103 Southern Drive** Two storey extension to side and rear
Mr & Mrs Schofield
The Committee OBJECTED to this application. The proposed extension stretching
from boundary to boundary and the increased extension to the rear constitutes
overdevelopment. It would also have a detrimental effect on the privacy of the
neighbouring property at No. 101
- TRE/EPF/759/** **14 Upper Park** Norway Maple & 3 Sycamores protected
98 Mr Metcalfe by TPO/CHI/3/70: Crown lift. Norway
Maple to 4.5m and Sycamores to 5m and
reduce crown by up to 1m
The Committee had NO OBJECTION to this application
- EPF/776/98** **107 Smarts Lane** Two storey side extension, single storey
Ms D Hagger rear extension
The Committee had NO OBJECTION to this application but the materials used
should match those of the house
- TRE/EPF/800/** **1 Fairmeadside** Two trees protected by TPO/7/79:
98 P Rosen Reduce or fell
The Committee had NO OBJECTION to this application. However it regrets the
loss of trees and would like to see them replaced by smaller trees
- EPF/801/98** **Chaouls** Change of use of part of premises from
22 Church Hill hairdressers to tattooists
P Williams
The Committee had NO OBJECTION to this application
- EPF/803/98** **Kingdom Hall** External alterations including provision
Willingale Road of pitched roof and disabled access
Jehovah's Witnesses
The Committee had NO OBJECTION to this application
- EPF/819/98** **25 Roundmead** Single storey rear extension
Close
L Sealey
The Committee had NO OBJECTION to this application
- EPF/821/98** **Ambresbury** Canopy to front elevation
Clays Lane
M Sheehy
The Committee had NO OBJECTION to this application

- EPF/668/98** **Adj. 1A Warren Hill** Outline application for the erection of a detached house and garage
Springboard
Housing Association
The Committee had NO OBJECTION to the outline planning application but reserves the right to comment further once the overall plans are available
- EPF/816/98** **10 Church Hill** Change of use from secretarial college to offices (rear part of ground floor only)
TBI Plc
The Committee had NO OBJECTION to this application
- CLD/EPF/828/98** **5 The Crescent** Application for certificate of lawfulness for proposed loft conversion
S Crotty
The Committee had NO COMMENT to make on this application
- EPF/829/98** **5 The Crescent** Single storey rear extension
S Crotty
The Committee had NO OBJECTION to this application
- EPF/830/98** **37 Hillyfields** Two storey side extension
Mr & Mrs Gillings
The Committee had NO OBJECTION to this application
- EPF/844/98** **4 Steeds Way** Single storey side extension and rear conservatory
B Graham
The Committee had NO OBJECTION to this application
- EPF/846/98** **16 The Lindens** Ground and first floor rear extensions
A Allen
The Committee had NO OBJECTION to this application
- TRE/EPF/851/98** **20 Albion Park** Horse Chestnut & 2 Willows protected by TPO/27/88 & TPO/5/87: Crown reduce the Willows by 30% and thin, reduce and lift the Horse Chestnut by 25%
A French
The Committee had NO OBJECTION to this application
- TRE/EPF/852/98** **13 Hazelwood** Coniferous species protected by TPO/CHI/3/70: Fell
B K Valera
The Committee had NO OBJECTION to this application but would like to see some replanting of a more acceptable variety of tree
- EPF/876/98** **19 The Crescent** Two storey rear extension
Mr & Mrs
Thompson
The Committee had NO OBJECTION to this application

P165 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL
PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 13th July 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

P J Sare

Also in attendance:

Officer: L R Fuller (Town Clerk)

P166 Apologies for Absence

Apologies for absence were received from Cllr Mrs B R Sagers.

P167 Confirmation of Minutes

The Minutes of the meeting held on 29th June 1998 were confirmed as a correct record and signed by the Chairman

P168 Matters for Report

168.1 EPF/668/98 1A Warren Hill – Min. no. P164

Cllr Ormston reported on the further information she had obtained on this application. As a result, the Committee expressed its concern about the imbalance of housing type occurring generally in new housing developments in Loughton, with most developments aiming at the high end of the market and limited provision for affordable housing.

The Council would be asked to endorse the Committee's view, which would then be conveyed to Epping Forest District Council.

P169 Planning Applications

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

EPF/799/98

152 High Road

First floor rear extension

Essex Discount

The Committee OBJECTED to this application as the proposal was over-development in relation to the size of the existing building.

- | | | |
|---|--|--|
| EPF/822/98 | 22 Bushfields
Mr & Mrs J
McGahan | Single storey front and two storey side extension and vehicular access over adjacent grass verge |
| The Committee OBJECTED to this application. The proposal would constitute overdevelopment and have an adverse visual impact. Allowing a vehicle crossover would set a precedent for vehicles crossing the grass. If such a vehicle crossover were permitted, a condition should be imposed requiring the crossover to be constructed of "grasscrete" or similar material to reduce the visual effect on the green area. | | |
| EPF/884/98
(Amended) | 3 Homecroft Gardens
M Carter | Single storey side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/902/98
(Amended) | Borders Lane
Bentleys Bar
Inn Business | Lean to roof over existing balcony, verandah |
| The Committee had NO OBJECTION to this application. | | |
| EPF/908/98 | 2 Kings Place
P Huang | Conservatory to rear |
| The Committee had NO OBJECTION to this application. | | |
| EPF/855/98 | 46 Lower Park Road
T R Staten | Single storey side extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/862/98 | 102 Forest Road
Art Shop
S R Darke | Change of use to dwelling and single storey front extension |
| The Committee had NO OBJECTION to this application. | | |
| EPF/895/98 | 7 High Silver
C Adderson | Loft conversion, dormers to front and rear and increasing the height of the ridge |
| The Committee had NO OBJECTION to this application. | | |
| TRE/EPF/921/98 | 14 Park Hill
K Tomlin | Trees protected by TPO/14/85:3 Limes - crown lift and thin, 2 Sycamores - crown thin |
| The Committee had NO OBJECTION to this application. | | |

P170 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P171 Justices' Licences

The following application for a Justices' Licence was NOTED:

171.1 Transfer

Pizza Express, 281-283 High Road

Signed.....

Date

LOUGHTON TOWN COUNCIL
PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 27th July 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs B R Sagers

P J Sare

Mrs M E Taylor

Also in attendance:

Officer: E C Purssord (Planning Committee Clerk)

P172 Apologies for Absence

There were no apologies for absence.

P173 Confirmation of Minutes

The Minutes of the meeting held on 13th July 1998 were confirmed as a correct record and signed by the Chairman.

P174 Matters for Report

There were no matters to report.

P175 Planning Applications

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

EPF/944/98	Britannia Club Langston Road Bank of England Printing Works	Extensions and alterations
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The Committee had NO OBJECTION to this application.

EPF/947/98	12-18 Torrington Drive Sainsburys Supermarkets Ltd	Installation of three automatic telling machines
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The Committee had NO OBJECTION to this application.

EPF/952/98	Langston Road PFE International Ltd	Refurbishment and extension of existing buildings for industrial use, erection of security fences and landscaping of site
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The Committee had NO OBJECTION to this application but recommended that advertisements not relating to PFE be removed from the security fences. The Committee would also like the Arboricultural Officer to be consulted with regard to the proposed landscaping.

A/EPF/953/98 Langston Road Advertisements
 PFE International
 Ltd

The Committee had NO OBJECTION to this application but would be adverse to any further advertisements relating to the site.

EPF/954/98 21 Alderton Hill Single storey conservatory to rear
 D Sampson

The Committee had NO OBJECTION to this application.

EPF/814/98 6 Connaught Hill Conservatory to rear
 Mr & Mrs Chan

The Committee had NO OBJECTION to this application.

EPF/920/98 High Road Installation of scissor lift
 Safeway Stores Plc

The Committee had NO OBJECTION to this application.

EPF/981/98 17 Stanmore Way Rear conservatory
 G Cole

The Committee had NO OBJECTION to this application.

P176 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 17th August 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

A T Lee

Mrs J Ormston

Mrs B R Sagers

Also in attendance:

Councillor: S W Murray

Officer: E C Purssord (Planning Committee Clerk)

P177 Apologies for Absence

Apologies for absence were received from Cllr Mrs S M Harper.

P178 Confirmation of Minutes

The Minutes of the meeting held on 27th July 1998 were confirmed as a correct record and signed by the Chairman.

P179 Matters for Report

179.1. Notice of Appeal EPF/359/98, Essex Discount, 152 High Road, first floor rear extension.

The Committee noted the applicant's appeal against refusal of planning permission, and decided to reiterate its objections to the Inspector.

179.2. Grange Farm, High Road, Chigwell

The Committee noted a letter received from Epping Forest District Council in respect of a planning application for the redevelopment of the "core area" of the site for 28 houses and a conservation area. The Committee asked for the following comments to be put in writing to the District Council:

The Committee had no objection to this planning application provided :

1. Other possibilities have been looked at and a housing development is considered the most suitable use for the site.
2. Outline planning permission will allow for public access from Loughton to Chigwell High Road through what was the Grange Farm site.
3. The area set aside for conservation should be no smaller than that planned in the original application put forward by the Jehovah's Witnesses.

P180 Planning Applications

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

EPF/915/98

28 The Crescent

C Beament

Conversion of bungalow to house, including first floor extensions, garage and single storey rear extension

The Committee had NO OBJECTION to this application

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- EPF/930/98** **74 Spring Grove** First floor rear extension
Mrs D Mohindra
The Committee had NO OBJECTION to this application
- TRE/EPF/984** **39 Church Hill** Ash protected by TPO/21/86: Reduce
/98 Mr & Mrs Slade crown
The Committee had NO OBJECTION to this application
- EPF/997/98** **14 Coles Green** Two storey side extension, single storey
P Jermy front extension
The Committee had NO OBJECTION to this application.
- EPF/1004/98** **2 Brancaster Place** Rear conservatory
Church Hill
Mr & Mrs Wells
The Committee had NO OBJECTION to this application
- EPF/1010/98** **Bottoms Up** Single storey storage building to replace
233 High Road existing
Thresher
The Committee had NO OBJECTION to this application
- EPF/1012/98** **Plot 54 Wilcon** Extend single garage to double garage
Homes Site
44 Fairmeads
Colebrook Lane
B Curtis
The Committee had NO OBJECTION to this application
- EPF/1021/98** **33 Traps Hill** Two storey side and rear extension
Amended Plan Mr & Mrs Roberts
The Committee had NO OBJECTION to this application
- EPF/1023/98** **63 The Broadway** Single storey rear extension
Epping Forest
District Council
Housing Office
The Committee had NO OBJECTION to this application
- EPF/1032/98** **8 Torrington Drive** Change of use from retail to class A3
Debden Properties (food and drink)
Ltd
The Committee had NO OBJECTION to this application
- EPF/1046/98** **35 Church Hill** Garage extension
K Weightman
The Committee had NO OBJECTION to this application

- CLD/EPF/875/98** **50 Lower Park Road** Certificate of lawful development application for roof extension
Mr & Mrs Tobin
The Committee had NO COMMENT to make on this application
- EPF/972/98** **27 Stanmore Way** Side extension to form utility room and lobby
Mr & Mrs Allen
The Committee had NO OBJECTION to this application
- EPF/996/98** **25 Park Hill** Retention of gates and parking area
Mr & Mrs Blewitt
The Committee had NO OBJECTION to this application
- EPF/1005/98** **102 Lawton Road** Two storey side extension
J Curle
The Committee had NO OBJECTION to this application
- TRE/EPF/1017/98** **2 Brancaster Place Church Hill** Horse Chestnuts protected by TPO/3/94: Remove branches overhanging number 2
A Wells
The Committee had NO OBJECTION to this application but recommended that the Arboricultural Officer's advice be sought regarding the removal of the overhanging branches which will, in fact, be on one side of each tree
- EPF/1028/98** **1 The Uplands** Tiled bonnet roof on double garage
P J Mapley
The Committee had NO OBJECTION to this application
- EPF/1035/98** **10 Hogarth Reach The Lindens** First floor front extension
R Wilkins
The Committee had NO OBJECTION to this application
- EPF/1052/98** **12 Roding Road** Single storey rear extension
Mr & Mrs McNamara
The Committee had NO OBJECTION to this application
- TRE/EPF/1054/98** **4 Upper Park** Lime protected by TPO/3/70: Crown reduce and lift
C H Berkeley
The Committee had NO OBJECTION to this application but recommended that reduction be kept to a minimum
- A/EPF/1063/98** **Unit 6 Centric Parade (Superdrug) 200 High Road** Fascia sign (1.03m x 8.76m)
Mr B Lowles
The Committee had NO OBJECTION to this application but noted that the work had already been carried out. The Committee wished to reiterate its disapproval of retrospective planning applications

TRE/EPF/1069/98 **18 Upper Park** Trees protected by Chigwell TPO/3/70:
Mr Delderfield Reduce lower crown of Plane (front) and
trim Holly & Oak (rear)

The Committee had NO OBJECTION to this application

EPF/1070/98 **121 Roding Road** Two storey side extension to provide an
Amended Plan W G Bell addition to shop with a one bedroom flat
above and 6 car parking spaces to the
rear

The Committee had NO OBJECTION to this application but was concerned about the proposed customer parking facilities in view of the adjacent zebra crossing

EPF/1071/98 **5 The Crescent** Loft conversion
Mr & Mrs Crotty

The Committee had NO OBJECTION to this application

EPF/986/98 **9 Barfields** Two storey side extension
Mr Pounceby

The Committee had NO OBJECTION to this application

EPF/1050/98 **19 Barfields** Two storey rear extension
P Farquhar

The Committee had NO OBJECTION to this application

EPF/1068/98 **8 Woodland Road** First floor rear extension
Mr & Mrs Calveley

The Committee had NO OBJECTION to this application

EPF/1088/98 **37 Sedley Rise** Loft conversion including side extension
Mr & Mrs Ward and rear dormer

The Committee was unable to comment on this application as it was uncertain about the roof line and, as a result, was unable to determine the size of the proposed development

EPF/1092/98 **5 Goldings Hill** Convert existing house (3 bed) to two
Mrs S Rogers houses (1 2-bed and 1 1-bed)

The Committee had NO OBJECTION to this application

EPF/1100/98 **4 Fairmeads** Rear conservatory
Mr & Mrs Pang

The Committee had NO OBJECTION to this application

P181 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P182 Justices' Licences

The Committee NOTED the following:

182.1 Transfers:

Sir Winston Churchill, The Broadway

P183 Accounts for Payment

The following accounts for payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
298	Select Business Equipment	Photocopying	10.39	69.75
299	Confederation of Burial Authorities	Annual Subscription	0.00	50.00
300	Essex County Council	Supplies	22.83	153.29
301	The Book Shop	Book	0.00	13.50
302	Epping Forest District Council	Rates: Kingsley Hall	0.00	112.00
303	J McLintock & Sons Ltd	Works: Roding Valley Rec Burst Waterpipe	30.46	204.50
304	Cash	Petty Cash imprest	0.00	92.58
305	L R Fuller	Reimbursement of cemetery supplies	23.70	159.16
Transfer	No.2 Account	Reimburse imprest (August)	0.00	6656.13

The following accounts which had been signed as a matter of urgency were NOTED:

Transfer	No.2 Account	Reimburse imprest (July)	0.00	6871.23
297	Royal Mail	Postage	0.00	250.00

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 7th September 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

Mrs B R Sagers

Mrs M E Taylor

Also in attendance:

Councillors: C C Pond

M W Juniper, Mrs P Meadows and S W Murray were also in attendance for part of the meeting

Officer: E C Purssord (Planning Committee Clerk)

P184 Apologies for Absence

Apologies for absence were received from Cllr P J Sare.

P185 Confirmation of Minutes

The Minutes of the meeting held on 17th August 1998 were confirmed as a correct record and signed by the Chairman.

P186 Matters for Report

186.1 EPF/594/98 Outline Planning Application for Proposed Secondary School at Willingale Road - Amended Plans

The Committee had NO OBJECTION to the amended plans. Essex County Council seem to have taken notice of the concerns of the local population and the amended proposed access points appear more acceptable.

However the Committee recommended that:

- 1) A study be made of additional traffic calming measures in Willingale Road to mitigate the effects of extra traffic.
- 2) All possible methods of getting children to walk, cycle and use public transport should be looked at and these methods should be reflected in the plans.

The Committee was concerned that there are no access points for construction traffic shown on the plans and would expect these to be outlined in the detailed application.

186.2 Appeal Decision – TRE/EPF/348/97 Land at Oaklands School, Albion Hill, Atlas Cedar TOP 31/82: Fell

The Committee noted a decision letter received from the Secretary of State in respect of this application. The appeal has been dismissed.

186.3 EPF/1071/97 Land adj 96 Englands Lane, Change of use of land from public highway to domestic garden

The Committee noted a letter received from the Secretary of State proposing the Stopping up of Highway at the above address. The Committee had no further comment to make on this application.

186.4 Notice of Appeal EPF/309/98 96 Roding Road, Change of use of ground floor from shop to veterinary surgery including car port over parking spaces

The Committee noted the applicant's appeal against refusal of planning permission, and decided to reiterate its objections to the Inspector.

P187 Planning Applications

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

EPF/1117/98 6 Hillcrest Road Two storey rear and single storey side extension
A Gordon

The Committee had NO OBJECTION to this application

EPF/1118/98 32 Felstead Road Two storey rear extension
Mr & Mrs T Galley

The Committee had NO OBJECTION to this application

EPF/1122/98 Old Car Park Site Additional portacabin to provide reception and office space
(Debden Station)
Station Approach
Chigwell Lane
J Kennedy

The Committee had NO OBJECTION to this application but recommended that temporary permission be granted only

EPF/1126/98 48 Goldingham Two storey side extension
Avenue
M Bull

The Committee had NO OBJECTION to this application

EPF/1090/98 92 Church Hill Demolition of existing bungalow and erection of two detached houses and garages
Messrs G Suriya &
R Johns

The Committee OBJECTED to this application as it would constitute gross overdevelopment and have a detrimental effect on the street scene. Access directly onto Pump Hill at its narrowest and most dangerous point was also considered unacceptable

EPF/1151/98 10 Highview Close First floor front extension and rear conservatory
Mr & Mrs Spry

The Committee had NO OBJECTION to this application

- EPF/1178/98** **45 Broadstrood** Two storey rear extension
Mr & Mrs Jessop
The Committee had NO OBJECTION to this application
- EPF/1078/98** **134 Englands Lane** Front Porch
P Haley
The Committee had NO OBJECTION to this application
- EPF/1170/98** **37 Spring Grove** Single storey rear extensions to kitchen
G Clements and garage
The Committee had NO OBJECTION to this application
- EPF/1179/98** **11 Summerfield** Single storey rear extension
Road
Mr & Mrs Griffiths
The Committee OBJECTED to this application due to its incongruous design which would not be in keeping with the rest of the house
- EPF/1185/98** **2 Cloverleys** Room with two dormer windows in
K Sheridan garage roof
The Committee had NO OBJECTION to this application
- EPF/1187/98** **70a Alderton Hill** Retention of single storey rear extension
M Schaller
The Committee had NO OBJECTION to this application but reiterated its disapproval of retrospective planning applications
- EPF/1189/98** **15 Connaught Hill** Two storey side extension
Mr & Mrs Philips
The Committee had NO OBJECTION to this application
- EPF/1195/98** **83 The Lindens** Two storey rear extension
Mrs K Costello
The Committee had NO OBJECTION to this application
- EPF/1196/98** **Land adj Bank of** Erection of B1 & B2 industrial units
England Printing (EPF/213/98) – Removal of conditions 4
Works & 5 and revision of condition 6: all
Dencora Properties relating to noise protection measures
Ltd
The Committee OBJECTED to this application. It was concerned about the noise levels which might result following the removal of the above conditions
- A/EPF/1200/98** **2 Diggens Court** Illuminate existing fascia
262 High Road
Arun Estate
Agencies Ltd
The Committee had NO OBJECTION to this application

EPF/1203/98 **91 York Hill** Two storey rear extension
N M Bacon

The Committee OBJECTED to this application. The proposed extension appears to be overdevelopment in proportion to the existing house. It was noted that the site is in a conservation area and any development of the site should be carefully considered

EPF/1222/98 **The Gatehouse** Use as offices and transport café plus the
Lorry Park erection of a kitchen extension
Langston Road
VIP Cars Ltd

The Committee had NO OBJECTION to this application

P188 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P189 Justices' Licences

The Committee NOTED the following:

189.1 Transfers

Drinks Cabin, 23 The Broadway

189.2 Application for Licensing Committee Approval for Alterations

The Royal Standard, 125 High Road

P190 Accounts for Payment

The following accounts for payment were APPROVED:

Cheque no.	Payee	Purpose	VAT	Gross Amount
306	Essex County Council	Stationery	3.50	23.50
307	Select Business Equipment	Stationery	2.18	14.63
308	British Telecommunications plc	Cemetery: Telephone	7.93	53.26
309	Index Business Supplies	Stationery	11.19	75.09
310	Accredited Locksmith Services	Padlocks and keys	0.00	146.00

Signed.....

Date

LOUGHTON TOWN COUNCIL
PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 21st September 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: P J Sare (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

Mrs B R Sagers

Mrs M E Taylor

Officer: E C Purssord (Planning Committee Clerk)

P191 Apologies for Absence

Apologies for absence were received from Cllr R J Wilmot.

P192 Confirmation of Minutes

The Minutes of the meeting held on 7th September 1998 were confirmed as a correct record and signed by the Vice-Chairman after the following alteration was made to the attendance list. Cllr Mrs J Woodman had been in attendance at the meeting but not Cllr Mrs P Meadows.

P193 Matters for Report

193.1 Notice of Hearing – EPF/1353/97 Land Adjoining 56 Alderton Hill

The Committee NOTED that a Hearing would take place on 7th October 1998 in respect of the above application.

P194 Planning Applications

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

EPF/1219/98	38 Church Hill	Two storey rear extension
	Mastercall	

The Committee had NO OBJECTION to this application

CLD/EPF/1238	28 Station Road	Certificate of lawful development for
/98	Mr & Mrs A Rogers	roof alterations including rear dormer
		and side extension

The Committee OBJECTED to this application. The proposed alterations would be out of keeping with the street scene, have an overbearing impact on adjacent residents and lead to loss of light and privacy

EPF/1247/98	12 Shelley Grove	Single storey rear extension to attached
	D A Wright	garage

The Committee had NO OBJECTION to this application

EPF/1259/98 **289 High Road** Installation of ventilation terminals and
Suntan Studios Ltd air conditioning condensers on roof of
single storey rear extension

The Committee OBJECTED to this application. It was concerned about the effects of noise and fumes on neighbouring residents and the unattractive appearance to the street scene

EPF/966/98 **61 Oakwood Hill** Vehicular access
J Cook

The Committee had NO OBJECTION to this application

EPF/1123/98 **61 Barfields** Single storey rear extension
T Inkersole

The Committee had NO OBJECTION to this application

EPF/1256/98 **109 Queens Road** Rear verandah
P E Mercer

The Committee had NO OBJECTION to this application

EPF/1276/98 **23 Broadstrood** Two storey rear extension
Mr & Mrs Ward

The Committee had NO OBJECTION to this application

TRE/EPF/1281/ **1 Brancaster Place** Horse Chestnut protected by TPO/3/94:
98 Mrs M Simpson Crown lift

The Committee had NO OBJECTION to this application

P195 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P196 Justices' Licences

The Committee NOTED the following:

196.1 Transfers

Thresher, 11 Englands Lane

Pizza Express, 281-283 High Road

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 5th October 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs M E Taylor

Officer: E C Purssord (Planning Committee Clerk)

P197 Apologies for Absence

Apologies for absence were received from Cllrs Mrs J Ormston and P J Sare.

P198 Confirmation of Minutes

The Minutes of the meeting held on 21st September 1998 were confirmed as a correct record and signed by the Chairman.

P199 Matters for Report

There were no matters to report.

P200 Telecommunications Development Control – Consultation Paper

A Consultation Paper had been received from the DETR on improving planning control of telecommunications development and the Committee's comments were invited. The Committee agreed with all of the proposals.

P201 Draft List of Possible Uses – Grange Farm, High Road, Chigwell

A list of "Appropriate" and "Inappropriate" uses for Grange Farm had been drawn up by Epping Forest District Council and the Committee's comments were invited. The Committee approved of the "Appropriate" uses except for Agriculture/Forestry and Cemetery. It was particularly in favour of a country park with limited low level amenity buildings. A conference centre or an information centre and lecture theatre similar to that at High Beech would be welcomed. The Committee was strongly opposed to any residential or college development.

P202 Planning Applications

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

**TRE/EPF/1211/
98**

**Oakend House
4 Connaught Hill
J Hart**

Ash tree protected by TPO/28/89: Fell as specified in the application

The Committee had **NO OBJECTION** to this application subject to an examination by the Arboricultural Officer

- EPF/1287/98** **29 Marjorams Avenue** Two front dormers
R Warden
The Committee had NO OBJECTION to this application
- EPF/1293/98** **42 Fallow Fields** Single storey side extension
B M Murphy
The Committee had NO OBJECTION to this application
- EPF/1297/98** **57 Habgood Road** Single storey rear extension
A Dodd
The Committee had NO OBJECTION to this application
- TRE/EPF/1245/98** **10 Ripley View** Essex TPO/9/62: Horse Chestnut –
Mr L Miller crown lift (removal of entire low lateral branch)
The Committee had NO OBJECTION to this application provided that the balance of the tree is not affected
- TRE/EPF/1304/98** **30 Hazelwood** 3 trees protected by TPO/CHI/3/70: Fell
Mrs T Parker unidentified tree and crown thin and reduce Ash and Lime
The Committee had NO OBJECTION to this application
- EPF/1315/98** **6 Goldings Hill** Change of use from retail to retail/office
Essex Property Maintenance Services Ltd
The Committee had NO OBJECTION to this application
- A/EPF/1327/98** **The Broadway** Illuminated fascia and projecting signs
Post Office Counters Ltd
The Committee had NO OBJECTION to this application
- EPF/1330/98** **99 Tycehurst Hill** Rear conservatory
Mr Lowing
The Committee had NO OBJECTION to this application

P203 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 19th October 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

Mrs J Ormston

A T Lee

P J Sare

Also in attendance:

Councillor: C C Pond

Officer: E C Pursord (Planning Committee Clerk)

P204 Apologies for Absence

Apologies for absence were received from Cllrs Mrs M E Taylor and Mrs B R Sagers.

P205 Confirmation of Minutes

The Minutes of the meeting held on 5th October 1998 were confirmed as a correct record and signed by the Chairman.

P206 Matters for Report

There were no matters to report.

P207 Planning Applications

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

EPF/1306/98	Borders Lane Epping Forest College	Outline application for residential development (resubmission of EPF/1209/97)
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The Committee OBJECTED to this application on the following grounds:

1. Additional traffic generated for Newmans Lane, which is a narrow residential road with many parked vehicles, and Borders Lane, which is already a very busy road. Neither of these roads has the capacity to take the additional traffic which would be generated by a housing development on this site.
2. Back development of Newmans Lane.
3. Loss of land subject to educational covenants.

The Committee considered the Arboricultural Impact Study (mentioned in the planning application but not supplied) to be of prime importance to any future development of this site.

- A/EPF/1326/98 219 High Road Non illuminated fascia and projecting
Mascolo Plc signs
The Committee had NO OBJECTION to this application
- LB/EPF/1334/
98 Kiosk at Loughton Listed building application for the
Station display of non illuminated fascia sign
Station Approach
B J Poole
The Committee had NO OBJECTION to this application but recommended that Gill
Sans typeface be used.
- EPF/1338/98 73 Whitehills Road First floor side extension
G Cole
The Committee had NO OBJECTION to this application
- EPF/1353/98 66 Tycehurst Hill Extension to form mansard roof
Mr & Mrs Harvey
The Committee had NO OBJECTION to this application
- EPF/1357/98 PFE International Redevelopment to form car showroom,
(new site) workshop and valet facility
Langston Road
Abridge Dealer
Group - Volkswagen
The Committee had NO OBJECTION to this application
- TRE/EPF/1363/
98 28 Upper Park TPO/CHI/3/70: Lime tree – crown thin,
Mr & Mrs Dennant remove shoots and deadwood (repeat
pruning)
Cllr C C Pond declared a non-pecuniary interest in this application and took no part
in the discussion thereon.
The Committee had NO OBJECTION to this application
- EPF/1360/98 52 Whitehills Road Two storey side extension
Mr J Cato
The Committee OBJECTED to this application as the proposed extension would
constitute overdevelopment
- EPF/1375/98 219 High Road Installation of new shopfront
Mascolo Plc
The Committee had NO OBJECTION to this application
- LB/EPF/1385/
98 109 York Hill Listed building application for alterations
Mr D Hunt to elevations including replacement
windows and internal alterations
The Committee had NO OBJECTION to this application but recommended that any
replacement materials used should be similar to existing

- EPF/1386/98 16 Church Close Single storey side extension
Mr & Mrs Finn
The Committee had NO OBJECTION to this application
- EPF/1388/98 44 The Uplands Single storey front extension to form bay
Mr & Mrs Milburn window
Cllr Mrs S M Harper declared a non-pecuniary interest in this application and took no part in the discussion or decision thereon.
The Committee had NO OBJECTION to this application
- EPF/1399/98 73 Barrington Road Detached garage
M Fleming
The Committee OBJECTED to this application as the dimensions of the proposed development appear excessive for a garage
- EPF/1407/98 247 Willingale Road Two storey side extension
R Bicker
The Committee had NO OBJECTION to this application
- EPF/1422/98 9 Englands Lane Single storey extension to form offices
(Amended) Concrete
Foundations
Cllr A T Lee declared a non-pecuniary interest in this application and took no part in the discussion or decision thereon.
The Committee had NO OBJECTION to this application
- EPF/1423/98 48 Baldwins Hill Two storey extension with pitched roof
Mr T Mcauliffe extending over existing flat roof to whole
house and alterations to external walls
and fenestration
Cllr R J Wilmot declared a non-pecuniary interest in this application and left the room while the application was being discussed. Vice-Chairman Cllr P J Sare took the chair for this agenda item.
The Committee OBJECTED to the application as it constituted gross overdevelopment and would have a detrimental effect on No. 50 which is a listed building. However the Committee would welcome some improvements to the existing building and recommended that all boundaries should be reduced to 2 metres instead of the current 5 metres

P208 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P209 Accounts for Payment

The following accounts for payment were APPROVED

Cheque no.	Payee	Purpose	VAT	Gross Amount
331	Essex County Council	Notice Board: The Broadway, Loughton	8.93	59.93
332	Index Business Supplies	Printer Cartridges	7.00	46.98
333	Thames Water Utilities	Water: Loughton Cemetery	0.00	124.28
334	London Electricity plc	Electricity: Kingsley Hall	-0.15	68.79
335	N Buckley	Rebate 50% purchase fee plot at Cemetery	0.00	145.50
336	London Electricity plc	Electricity: Loughton Cemetery	-0.31	17.23
Transfer	No.2 Account	Reimburse imprest (October)	0.00	6658.00

Signed

Date

EPF/1435/98 **Thomas Willingale** Redevelopment to provide 27 dwelling
County Primary houses
The Broadway
Warden Housing
Association Ltd

The Committee OBJECTED to this application on the following grounds:

1. This kind of development is against present Government policy and the Committee would like to see school grounds used for educational purposes, for example, planting woodland for children to learn from and enjoy.
2. The proposed site appears overdeveloped with minimal landscaping.
3. Extra traffic would be generated using the only exit point which leads on to The Broadway.

The Committee asked the Clerk to check with the District Council if responsibility for naming streets on this kind of development could be passed over to the Town Council.

A/EPF/1365/98 **295 High Road** Illuminated fascia sign, illuminated
Lloyds TSB Group projecting sign and illuminated sign on
Plc cashpoint

The Committee had NO OBJECTION to this application

EPF/1382/98 **26 Queens Road** First floor rear extension
Mr Goodard

The Committee had NO OBJECTION to this application

EPF/1447/98 **52 Alderton Hill** Erection of first floor extension above
P Mayor existing garage

The Committee had NO OBJECTION to this application

EPF/1448/98 **30 Church Lane** Erection of a conservatory at rear of
Mrs Capal property

The Committee had NO OBJECTION to this application

EPF/1452/98 **Land between 91 &** Detached house
95 High Road
F Capper

The Committee OBJECTED to this application. It is overdevelopment in relation to the size of the site. Furthermore, the establishment of the house would affect any vehicular access to No. 95. This would necessitate the owners parking on the side streets and adding to parking problems in the area.

P214 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 16th November 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: P J Sare (in the Chair)
 Mrs S M Harper A T Lee
 Mrs B R Sagers Mrs M E Taylor

Also in attendance:

Officer: E C Purssord (Planning Committee Clerk)

P215 Apologies for Absence

Apologies for absence were received from Cllr R J Wilmot and Cllr J Ormston.

P216 Confirmation of Minutes

The Minutes of the meeting held on 2nd November 1998 were confirmed as a correct record and signed by the Chairman.

P217 Matters for Report

217.1 Notice of Two Appeals against Enforcement Notices Relating to Suntan Studios Limited, 289 High Road

The Committee NOTED that a Public Hearing in respect of these appeals would take place at 10.00 a.m. on Wednesday, 16th December at the Civic Offices in Epping.

217.2 EPF/309/98 Appeal by Goddard Veterinary Group, 96 Roding Road

The Committee NOTED that the appeal in respect of this application had been allowed.

P218 Planning Applications

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

EPF/1307/98	Borders Lane Epping Forest College	Erection of 2 & 3 storey learning resource centre, associated car parking and access roads. (Resubmission of EPF/1223/97)
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The Committee OBJECTED to this application on the same grounds as for EPF/1223/97. The proposal is too large and would have an overbearing effect on the surrounding buildings, particularly Hatfields, a listed building. The flat roof design is unattractive. A two-storey building would be preferable to three storeys. Traffic problems in the area would be exacerbated. There would be an increase in traffic in and out of the College which would lead to serious congestion particularly following the closure of Newman's Lane.

- EPF/1367/98** **36 The Lindens** Two storey rear extension
Mr & Mrs
McPherson
The Committee had NO OBJECTION to this application
- EPF/1384/98** **25 Roundmead** First floor front extension and single
Close storey rear extension
L Sealey
The Committee OBJECTED to this application. The different roof levels would have an adverse visual effect and would not be in keeping with the street scene. There was also concern about the loss of a garage which could result in further street parking
- EPF/1426/98** **35 Alderton Hill** Rear swimming pool extension
Mr J Sofroniou
The Committee had NO OBJECTION to this application subject to possible objection by the neighbours.
- EPF/1479/98** **41 Hillcrest Road** Single storey side and two storey rear
S Surtees extensions
The Committee had NO OBJECTION to this application
- EPF/1481/98** **34 Traps Hill** Single storey front and side extension
Mr & Mrs Collison
The Committee had NO OBJECTION to this application
- CLD/EPF/1485** **72 The Drive** Certificate of lawful development
/98 Mr & Mrs Newlyn application for rear loft conversion to
form second floor level to provide
additional shower and bedroom
The Committee had NO COMMENT to make on this application
- EPF/1487/98** **217-219 High Road** Installation of new shopfront
Mr D Demetriou
The Committee had NO OBJECTION to this application
- EPF/1488/98** **10 Forest Road** Change of use from retail (class A1) to
Mr I Marzocchi food and drink (class A3)
The Committee OBJECTED to this application as it would result in the loss of a retail unit and it was felt that there was no need for another restaurant in the area. Traffic calming measures have just been implemented on this road and the proposal would increase the volume of traffic without providing a parking area. Use of the garden area at the rear of the property by customers could cause noise and disturbance to neighbours
- EPF/1506/98** **31 Alderton Hill** Two single storey rear extensions
Mr & Mrs P E Grove
The Committee had NO OBJECTION to this application

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 30th November 1998 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper A T Lee

Mrs B R Sagers P J Sare

Mrs J Ormston

Also in attendance:

Officer: E C Purssord (Planning Committee Clerk)

P220 Apologies for Absence

There were no apologies for absence.

P221 Confirmation of Minutes

The Minutes of the meeting held on 16th November 1998 were confirmed as a correct record and signed by the Chairman.

P222 Matters for Report

222.1. Notice of Appeal – EPF/1090/98

The Committee noted an appeal in respect of 92 Church Hill for the demolition of an existing bungalow and erection of two detached houses and garages. The Committee DECIDED to reiterate its objections to this application to the Planning Inspectorate.

222.2. Appeal Decision – EPF/359/98

The Committee noted a decision letter received from the Planning Inspectorate in respect of Essex Discounts at 152 High Road for a first floor rear extension. The appeal has been dismissed.

222.3. Notice of Appeal – EPF/1118/98

The Committee noted an appeal in respect of 32 Felstead Road for a two storey rear extension. The Committee had not previously objected to this application

P223 Planning Applications

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

EPF/1444/98	7 & 9 Goldings Hill	Continuance of use of ground floor for
	Principal Services	offices for 2 years
	International Ltd	

The Committee had NO OBJECTION to this application

- EPF/1450/98** **Royal Mail
Deliver/Sorting
Office
256 High Road** Extension to existing delivery office to provide enlarged sorting office and public callers reception area and replacement of fencing to western boundary
Post Office Property Holdings
- The Committee had NO OBJECTION to this application
- EPF/1530/98** **30 Tycehurst Hill** Two storey side and single storey rear extension
Mr & Mrs Lawrence
- The Committee OBJECTED to this application. The proposed extension constitutes overdevelopment and would result in the loss of a garage. Although the roofline at the front of the property is acceptable the flat roof at the rear is visually unattractive.
- EPF/1574/98** **1 Tycehurst Hill** Single storey side extension and rear conservatory
Mr & Mrs T J Haines
- The Committee had NO OBJECTION to this application
- EPF/1579/98** **94 Swans Hope** First floor front extension
Mr Dodsworth
- The Committee had NO OBJECTION to this application
- EPF/1580/98** **95 Swans Hope** First floor front extension
Mr Nerkowski
- The Committee had NO OBJECTION to this application
- TRE/EPF/1585/98** **13 Goldings Road** TPO/21/98: Horse Chestnut and 2 Hawthorns – reduce crown spreads over garden (NB: trees in adjacent open land)
Mrs J Ormston
- Councillor Mrs J Ormston declared a non-pecuniary interest in this application and left the room while the application was being discussed. The Committee had NO OBJECTION to this application
- A/EPF/1588/98** **17 The Broadway** Illuminated fascia sign
Clinton Cards Plc
- The Committee had NO OBJECTION to this application
- EPF/1589/98** **17 The Broadway** Installation of new shopfront
Clinton Cards Plc
- The Committee had NO OBJECTION to this application
- EPF/1596/98** **32 The Crescent** Two storey rear extension
Mr & Mrs B J White
- The Committee OBJECTED to this application. This extension could cause loss of light to the neighbouring resident at No. 34. The extension would also lead to an inappropriate mix of designs.

P224 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P225 Justices Licence

The Committee NOTED the following application for a Justices Licence:

225.1. Transfers:

Bengal Spice Restaurant, 12 Forest Road

Signed

Date

EPF/1631/98 **40 Ollards Grove** Proposed dormer window extension
D H G Marks & Ms
K Carrick

The Committee had NO OBJECTION to this application

EPF/1637/98 **45 Church Lane** Part two/single storey side extensions
Mr & Mrs Malnick

The Committee had NO OBJECTION to this application

EPF/1647/98 **51 Forest View** First floor side extension
Road
Mr J Clark

The Committee had NO OBJECTION to this application

P231 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL**PLANNING COMMITTEE**

MINUTES of the Meeting held on Monday 4th January 1999 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs B R Sagers

Also in attendance:

Officer: L R Fuller (Town Clerk)

P232 Apologies for Absence

Apologies for absence were received from Cllrs Mrs J Ormston and P J Sare.

P233 Confirmation of Minutes

The Minutes of the meeting held on 14th December 1998 were confirmed as a correct record and signed by the Chairman, subject to the addition:

“Cllr S Harper declared a non-pecuniary interest and took no part in the discussion nor the voting thereon” in Min. no. P230 under application no. EPF/1631/98.

P234 Matters for Report

234.1 The Clerk reported that further consultation on the traffic calming proposals for Pyrles Lane would be taking place.

234.2 The Assistant Head of Planning Services at Epping Forest District Council had written to clarify some points about how neighbour consultations on planning applications are carried out.

P235 Epping Forest District Council Area Plans Sub-Committees and Arrangements for Public Participation

The Committee broadly welcomed the proposals for Area Plans Sub-Committees as this would be an opportunity for more localised decision-making and for Town Council participation. It would like clarification of how the monthly frequency of meetings would affect the time-scale for determining applications, and whether this could have any effect on the deadlines for comment imposed on the Town Council. Concern was also expressed that the District Council would only permit one objector to speak, as this could prove unsatisfactory if there were several different grounds for objection. It could be impossible to reach a consensus on the one speaker and the District Council should not have to impose a solution on objectors.

P236 Essex and Southend-on-Sea Replacement Structure Plan – Bridging Document

The Chairman would review the Bridging Document and report back to the next Committee meeting if it had any significance for Loughton.

P237 Planning Applications

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

EPF/1610/98	119 High Road Lifecare Management Ltd	Change of use from offices to medical day care clinic
The Committee had NO OBJECTION to this application		
EPF/1621/98	44 Fallow Fields (Plot 119) S Meager	Single storey dining room extension to house under construction
The Committee had NO OBJECTION to this application		
EPF/1643/98	19 Colebrook Gardens D W Burnett	Two storey side extension
The Committee had NO OBJECTION to this application		
EPF/1644/98	26 Avondale Drive Mrs A Stahl	Single storey rear extension
The Committee had NO OBJECTION to this application		
EPF/1645/98	35 York Hill D Mcbean	Detached garage (on land currently part of No. 43)
The Committee OBJECTED to this application. Previous applications for this area have not been granted. The proposed building has an unusual nature and appears to be designed for purposes other than just garaging a car. The building would have an unattractive visual aspect from Queens Road.		
EPF/1656/98	36/38 Church Hill Mastercall/ R Sheely	Ground and second floor extension to existing shops/residential and office use for further office, residential and retail use
The Committee had NO OBJECTION to this application		
EPF/1657/98	The Last Post Public House 227 High Road J D Wetherspoon Plc	Variation of condition No. 3 of planning permission EPF/274/93 to enable the use of the staff carparking and delivery yard as a beer garden
The Committee OBJECTED to this application. The lack of delivery space would lead to delivery lorries parking on the pavement and the road, blocking the pavement and exacerbating the already serious traffic congestion in the High Road. Removing staff car parking will add to local parking difficulties. The noise of customers using the beer garden would adversely affect the quiet enjoyment of their gardens by local residents.		
EPF/1658/98	The Last Post Public House 227 High Road	Variation of condition No. 3 of planning permission EPF/274/93 to enable the use of the staff carparking and delivery yard as a beer garden (duplicate of EPF/1657/98)
Comments as for identical application EPF/1657/98		

- TRE/EPF/1666/ 98** **5 Nafferton Rise** Beech tree protected by TPO/16/87:
Mr & Mrs Branch Selective reduction of lower crown
The Committee OBJECTED to this application as the amount to be removed appears excessive in order to achieve the purpose. The houses have only been on the site for a very short period of time compared to the age of the trees.
- TRE/EPF/1668/ 98** **6 Wallers Hoppet** Sweet Chestnut protected by TPO/8/91:
Mr & Mrs Bine Fell and replace
The Committee had no objection to the application to fell the chestnut if the Arboricultural Officer confirmed it was dying, but would prefer to see replacement with the same species of tree.
- TRE/EPF/1670/ 98** **123 Church Hill** TPO/13/94: Ash (in G1) reduce by 60%,
Plume of Feathers Horse Chestnut (T8) reduce height and
Public House spread of crown. (Both adjacent 40
Marjoram Avenue)
The Committee had NO OBJECTION to this application
- EPF/1531/98** **60 Greenfields** Single storey front extension
P Vandermark
The Committee OBJECTED to this application as it was concerned about the effect on the neighbouring property no.58.
- EPF/1708/98** **Royal Standard** Installation of condenser units at roof
Public House level
126 High Road
The Committee had NO OBJECTION to this application
- CLD/EPF/1710 /98** **95 Willingale Road** Certificate of lawfulness application for
Mr & Mrs Gookey single storey rear extension
The Committee NOTED this application with no comment.
- EPF/1737/98** **Parsonage Court,** Erection of motorised wheelchair storage
Rectory Lane box
EFDC
The Committee had NO OBJECTION to this application
- EPF/1740/98** **46 The Lindens** Renewal of planning permission
E Hollis EPF/1009/93 for first floor rear extension
The Committee made NO COMMENT as no plan was supplied
- TRE/EPF/1751/ 98** **4 Wallers Hoppet** Two oaks (in rear garden) protected by
Mr & Mrs Rowe TPO/8/91: Crown reduce and lift as
specified in application
The Committee had NO OBJECTION to this application

P238 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 18th January 1999 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

A T Lee

Mrs J Ormston

P J Sare

Mrs B R Sagers

Also in attendance:

Officer: E C Purssord (Planning Committee Clerk)

P239 Apologies for Absence

Apologies for absence were received from Cllr Mrs S Harper.

P240 Confirmation of Minutes

The Minutes of the meeting held on 4th January 1999 were confirmed as a correct record and signed by the Chairman.

P241 Matters for Report

241.1 EPF/1357/98 PFE International Ltd

Amended plans had been received for this redevelopment to form a car showroom, workshop and valet facility. The Committee had NO OBJECTION to the amended plans.

241.2 Notice of Appeal –EPF/1423/98 48 Baldwins Hill Two storey extension with pitched roof extending over existing flat roof to whole house and alterations to external walls and fenestration

The Committee NOTED the applicant's appeal against refusal of planning permission, and decided to reiterate its objections to the Inspector. Cllr R J Wilmot declared a non-pecuniary interest in this application and took no part in the discussion or voting thereon.

241.3 The Committee NOTED a letter written by the Town Clerk to the Assistant Head of Planning Services at Epping Forest District Council asking him to clarify some points regarding the proposed Area Plans Sub-Committees, and his letter of reply.

241.4 CC/EPF/17/97 St Lukes Special School – Remodelling

The Committee NOTED letters received from Essex County Council and WS Atkins Property Services relating to Reserved Matters on this application.

241.5 EPF/950/98 Grange Farm, High Road, Chigwell – Possible Uses

The Committee NOTED that this application may be determined by the Epping Forest District Council's Development Committee on Tuesday, 2nd March 1999 but interested parties should ring the District Offices nearer the time to confirm that it is on the agenda.

241.6 Planning Seminar

The Committee NOTED that a Planning Seminar for District and Local Councillors will be held at the Civic Offices, Epping, on Wednesday 10th February 1999 at 7.30 p.m.

241.7 Essex and Southend-on-Sea Replacement Structure Plan – Bridging Document

The Chairman reported that the Bridging Document had no significance for Loughton and the Committee would not be submitting a response.

P242 Planning Applications

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

EPF/1703/98 **Forest Nursery,
Nursery Road** Outline application for agricultural
P Fairhead workers dwelling

The Committee had NO OBJECTION to this application. Although this is Green Belt land, in light of the ADAS report (which was not available when the application was discussed previously) the Committee recommended that this application is granted provided that appropriate restrictions on use of the property apply. Cllr A T Lee declared a non-pecuniary interest in the application and took no part in the discussion or voting thereon.

EPF/1312/98 **48 Willingale Road** Two-storey side and single-storey rear
Mr & Mrs Harris extension, rear dormer roof extension

The Committee OBJECTED to this application as the proposed extension would constitute overdevelopment.

EPF/1455/98 **St John Fisher RC** Three x 6 m high lighting columns to car
School, Burney park and hardplay area
Drive
St John Fisher RC
Primary School

The Committee OBJECTED to this application. The Committee was concerned about the effects of light on the surrounding properties in view of the height of the lighting columns.

EPF/1700/98 **Land to rear 1-6** Renewal of outline planning permission
(consec), Warren EPF/445/95 for five detached houses and
Hill garages
B R Gates

The Committee OBJECTED to this application. It considered the proposed number of houses to be overdevelopment of the site. The Committee was also unhappy about the unusual access road and the number of trees which would be affected by the development.

EPF/1701/98 **Langston Road** Underground pumping station and
Depot, Langston associated works including steel kiosk
Rd
Epping Forest
District Council

The Committee had NO OBJECTION to this application.

EPF/1712/98 **Goldings Lodge,** Change of use of ground floor to office
 Clays Lane
 N J Frootko

The Committee were unable to make a decision on this application owing to uncertainty about the intended use of the premises. The Committee would like to know if the change of use would incur the employment of staff on the property or an increase of traffic to the area. It is understood that the premises is presently residential.

EPF/1715/98 **37 Alderton Way** Conversion of existing garage to
 Mr Jani residential accommodation

The Committee OBJECTED to this application in view of the limited parking space that would subsequently be available. The existing garage appears to be part of a previous extension and should be maintained for its present purpose.

EPF/1727/98 **232 The Broadway** Porch extension to the front of the
 Mr & Mrs R Grace property

The Committee had NO OBJECTION to this application but was concerned about the effect on the neighbouring property at No. 230.

EPF/1731/98 **Land adj Bank of** Proposed B1, B2, B8 industrial and
 England Printing warehousing development
 Works, Langston
 Road
 Dencora Properties
 Ltd

The Committee had NO OBJECTION to this application.

TRE/EPF/1784/ **Thurlestone,** Cedar protected by TPO/7/79: Selective
98 **Pollards Close** pruning as specified in application
 Mr Saunders

The Committee had NO OBJECTION to this application.

P243 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P244 Justices Licences

The Committee NOTED the following application for a Justices' Licence:

244.1 Transfer

Iceland, 22/24 The Broadway

Signed.....

Date

LOUGHTON TOWN COUNCIL
PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 1st February 1999 at 7.30 pm at Kingsley Hall.

Present:**Councillors:** R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

P J Sare

Mrs M E Taylor

Also in attendance:**Officers:** E C Purssord (Planning Committee Clerk)

J P Fox (Assistant Town Clerk)

P245 Apologies for Absence

Apologies for absence were received from Cllr Mrs B R Sagers.

P246 Confirmation of MinutesThe Minutes of the meeting held on 18th January 1999 were confirmed as a correct record and signed by the Chairman.**P247 Matters for Report****247.1 EPF/1712/98 Goldings Lodge, Clays Lane Change of Use of Ground Floor to Offices**

The Committee had been unable to make a decision on this application at the previous meeting due to lack of sufficient information. Further information had now been received from the District Council and the Committee had NO OBJECTION to the application.

P248 Planning Applications

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

TRE/EPF/1584 /98	30 Albion Park Mr Lockley	3 Trees protected by TPO/7/96: Crown lift Birch, reduce lateral growth of Yew and reshape, reduce lateral growth of Hawthorn as specified in application
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The Committee had NO OBJECTION to this application subject to the Arboricultural Officer's approval

EPF/1663/98	24 Hilltop Mr & Mrs J Carolan	Two storey rear extension and garage to side
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The Committee had NO OBJECTION to this application

LB/EPF/1742/ 98	109 York Hill Mr D Hunt	Listed building application for proposed change of exterior colour
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The Committee OBJECTED to this application. The use of black stain would be out of keeping with the other houses in the area and the Committee recommended that white paint be used to return the house to its original colour

EPF/1779/98 **16 Church Close** Single storey side extension (revised application)
Mr & Mrs C Finn
The Committee had NO OBJECTION to this application

EPF/1787/98 **10 Tycehurst Hill** Erection of rear double garage
R Ekblom
The Committee had NO OBJECTION to this application

P249 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 15th February 1999 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

Also in attendance:

Officers: E C Purssord (Planning Committee Clerk)

J P Fox (Assistant Town Clerk)

P250 Apologies for Absence

Apologies for absence were received from Cllrs Mrs M E Taylor, Mrs B R Sagers and P J Sare.

P251 Confirmation of Minutes

The Minutes of the meeting held on 1st February 1999 were confirmed as a correct record and signed by the Chairman.

P252 Matters for Report

252.1 Notice of Appeal - EPF/1517/98, 15 Eleven Acre Rise, First Floor Side Extension and Single Storey Side Extension

The Committee NOTED the applicant's appeal against refusal of planning permission and decided to reiterate its objections to the Inspector.

P253 Planning Applications

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

EPF/9/99	Great Cedar Pollards Close Mr & Mrs W Smith	Proposed new garage and garage conversion
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The Committee had NO OBJECTION to this application

EPF/15/99	47 Avondale Drive Miss K Thomas & Mr D Elton	Two storey side and single storey rear extension
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The Committee had NO OBJECTION to this application

EPF/19/99	4 Smarts Lane Mr & Mrs Jessop	Two storey side extension
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The Committee had NO OBJECTION to this application but noted that the extension may result in a possible loss of light to the garden of No. 5 Smarts Lane

EPF/26/99	19 Barfields P Farquhar	Two storey rear extension (revised application)
The Committee had NO OBJECTION to this application		
EPF/32/99	42 Spring Grove Mr & Mrs M Wilson	Rear and side extension and room in the roofspace
The Committee had NO OBJECTION to this application		
EPF/40/99	191 Smarts Lane Mr S De Wilde	Ground and first floor side extension
The Committee had NO OBJECTION to this application		
EPF/1786/98	74 Spring Grove Mrs D Mohindra	Rear extension and alterations
The Committee had NO OBJECTION to this application		
EPF/28/99	Valley Hill Service Station, Valley Hill Valley Hill Motors Ltd	Proposed workshop toilet extension
The Committee had NO OBJECTION to this application		
EPF/50/99	7 Goldings Road N Atkinson	Two storey side/rear and single storey rear extensions
The Committee had NO OBJECTION to this application		

P254 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P255 Justices Licence

The Committee NOTED the following application for a Justices Licence:

255.1 Transfer:

Wine Rack, 80 The Broadway, Debden

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 1st March 1999 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

A T Lee

Mrs J Ormston

Mrs B R Sagers

Mrs M E Taylor

Also in attendance:

Officers: L R Fuller (Town Clerk)

J P Fox (Assistant Town Clerk)

P256 Apologies for Absence

No apologies for absence were received.

P257 Confirmation of Minutes

The Minutes of the meeting held on 15th February 1999 were confirmed as a correct record and signed by the Chairman.

P258 Matters for Report

258.1 Grange Farm, High Road, Chigwell - EPF/950/98

The Committee NOTED receipt of a letter from Epping Forest District Council advising that the above application is not ready to be considered at the next District Council's Development Committee as they are awaiting details of the proposed High Road access.

258.2 Proposed change of exterior colour at 109 York Hill, Loughton - EPF/1742/98

The Committee noted a letter from Epping Forest District Council giving further information regarding the above application, and WITHDREW its previous objection.

P259 Planning Applications

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

EPF/65/99	121 High Road The Abbeyfield Loughton Society Ltd	Proposed drying room extension
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The Committee had NO OBJECTION to this application

TRE/EPF/54/99	2 Little Dragons, Nursery Road J Kerry	Maple and Oak protected by Chigwell TPO/4/70: thin crown (20%) and cut back from house, lift crown of Oak and deadwood
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The Committee had NO OBJECTION to this application

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- EPF/56/99** **Highways Depot,
Rectory Lane** Three single-storey Class B1 units with
Buckingham Group associated car parking for use as a
proposed trade centre
- The Committee had NO OBJECTION to this application, but would like a condition imposed that the units should be screened from adjacent residential properties.
- EPF/63/99** **Fairview, Pollards
Close** First-floor side extension
Mrs J Spindlow
- The Committee had NO OBJECTION to this application
- EPF/66/99** **89 High Road** Outline application for a detached house
Mr & Mrs Wood
- The Committee had NO OBJECTION to this application
- EPF/86/99** **Thomas Willingale
GM School, The
Broadway** Temporary steel storage container
The Governors
- The Committee had NO OBJECTION to this application, but the temporary permission should be restricted to two years.
- EPF/89/99** **10 Wellfields** Single-storey rear extension, loft
M Amin conversion involving rear roof
extensions, first-floor rear bay window
and alterations
- Consideration of this application was DEFERRED pending the provision of a clearer set of plans.
- EPF/90/99** **28 Oakwood Hill** Detached garage in rear garden
Mr & Mrs Flanagan
- The Committee had NO OBJECTION to this application
- EPF/96/99** **Open space to rear
of 1, 3, 5 & 7
Kingsley Road** Enclosing of public open space to
Messrs Kerslake, provide individual extension of rear
Anstey, Biggs & gardens
Gray
- The Committee OBJECTED to this application on the grounds of loss of public open space. Public open space should be protected.

P260 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 15th March 1999 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

Mrs J Ormston

Mrs B R Siggers

Mrs M E Taylor

Also in attendance:

Officers: L R Fuller (Town Clerk)

J P Fox (Assistant Town Clerk)

Also: One member of the public

P261 Apologies for Absence

Apologies for absence were received from Cllrs A T Lee and P J Sare.

P262 Confirmation of Minutes

The Minutes of the meeting held on 1st March 1999 were confirmed as a correct record and signed by the Chairman.

P263 Matters for Report

263.1 Notice of Appeal – EPF/799/98

The Committee NOTED the applicant's appeal in respect of 152 High Road for a first-floor rear extension. The Committee DECIDED to reiterate its objections to this application to the Planning Inspectorate.

263.2 Notice of Enforcement Appeal – TP/7/1/1668 (a) & (b)

The Committee NOTED the enforcement appeal lodged against the occupiers of 6 Goldings Hill in respect of change of use of land to use as a waste transfer station.

263.3 Appeal Decision – EPF/1118/98

The Committee NOTED the appeal decision in respect of 32 Felstead Road for a two-storey side and rear extension.

263.4 Grange Farm – EPF/950/98 – Min. nos. P179.2, P201, P241.5

The Committee ASKED the Town Clerk to write to the Planning Services of Epping Forest District Council to clarify its views on possible uses of the site.

263.5 Essex and Southend-on-Sea Replacement Structure Plan – Schedule of Proposed Variations

The Committee was informed that this document had been received. Views on proposed amendments are being sought by Essex County Council. The deadline for receipt of comments is Friday 30th April 1999. Cllr Wilmot agreed to look at the document on behalf of the Committee.

P264 Planning Applications

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

EPF/1556/98

68 Borders Lane

Installation of new shopfront and roller shutters

Mr Y Yildiz

The Committee had NO OBJECTION to this application

- EPF/160/99** 246 High Road Dutch blind
The Cancer
Research Campaign
The Committee had NO OBJECTION to this application
- EPF/176/99** 17 Malvern Gardens Two-storey rear extension incorporating
Mr & Mrs Keel kitchen and bedroom
The Committee had NO OBJECTION to this application
- EPF/184/99** 60 Spring Grove Rear extension comprising lower
Mr V Gordon ground, ground, first floor plus attic
Cllr Mrs Harper declared a non-pecuniary interest in this application and took no
part in the discussion or vote thereon.
The Committee had NO OBJECTION to this application
- EPF/190/99** 5 Coteford Close Single-storey rear and side extensions
Mr & Mrs Ingleton
The Committee had NO OBJECTION to this application
- EPF/196/99** PFE International Erection of gas meter housing,
Ltd, Langston Road electricity transformer chamber and LV
PFE International switchroom
Ltd
The Committee had NO OBJECTION to this application
- TRE/EPF/199/
99** Oaklands School, Cedar protected by TPO/31/82: Reduce
8 Albion Hill crown by up to 30%
Oaklands School
The Committee had NO OBJECTION to this application, subject to the
Arboricultural Officer confirming that the work is necessary; the amount of the
reduction should be the minimum required to prevent the hazard recurring.
- EPF/205/99** 2 Catherine Close Extension to garage to provide
Mr J Beer gym/gamesroom and shower
The Committee had NO OBJECTION to this application, subject to the imposition
of a condition that the extension should not be used for residential purposes. As
the plan does not show any properties to the rear, it was not possible to assess any
potential impact on these.
- EPF/214/99** 69 Smarts Lane Ground and first floor rear and single-
H E Allen (Builders) storey side extensions
Ltd
The Committee had NO OBJECTION to this application
- EPF/215/99** 239A High Road Proposed shopfront and signage
Sense The National
Deaf Blind &
Rubella Assoc.
The Committee had NO OBJECTION to this application

- EPF/217/99** Loughton Health Entrance canopy
Clinic, The Drive
The Partners
The Committee had NO OBJECTION to this application
- EPF/234/99** Land adj. Grange Detached garage and four (4) parking
Court & Nafferton bays
Rise
Countryside
Residential Ltd
The Committee had NO OBJECTION to this application
- EPF/238/99** 63 The Drive Loft conversion including the provision
Mr D Morley of a rear dormer
Cllr Mrs Harper declared a non-pecuniary interest in this application and took no
part in the discussion or vote thereon.
The Committee had NO OBJECTION to this application
- EPF/242/99** 296 Willingale Road Single-storey front extension
Mr S A Riley
The Committee had NO OBJECTION to this application
- EPF/243/99** 71 York Hill Proposed new elevational treatment to
Mr S Moore existing house and single-storey
extension, porch and conservatory
The Committee had NO OBJECTION to this application
- EPF/244/99** 29 Baldwins Hill Rear extension and loft conversion
Mr A Jenkins
The Committee OBJECTED to this application. This would alter the character of
the building and destroy the unity of the row of four listed properties.
- LB/EPF/245/99** 29 Baldwins Hill Listed building application for rear
Mr A Jenkins extension and loft conversion
The Committee OBJECTED to this application. This would alter the character of
the building and destroy the unity of the row of four listed properties.
- EPF/32/99** 42 Spring Grove Rear and side extension and room in the
(amended) Mr & Mrs M Wilson roofspace
The Committee had NO OBJECTION to this application

P265 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 29th March 1999 at 7.30 pm at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper

Mrs J Ormston

Also in attendance:

Officer: J P Fox (Assistant Town Clerk)

P266 Apologies for Absence

Apologies for absence were received from Cllrs A T Lee, Mrs B Sagers and P J Sare.

P267 Confirmation of Minutes

The Minutes of the meeting held on 15th March 1999 were confirmed as a correct record and signed by the Chairman.

P268 Matters for Report

268.1 Area Plans Subcommittees – Training Evening

The Committee was advised that Epping Forest District Council intends to hold a 'mock' meeting for training purposes at Roding Valley High School. Members not present would be informed. A list of dates for the Area Plans Subcommittees was requested.

268.2 Grange Farm – EPF/950/98 – Min. nos. P179.2, P201, P241.5, P263.4

A copy of the Town Clerk's letter dated 23rd March to the District Council, clarifying the Council's position on the development at Grange Farm, was circulated to members. The application is to be considered at the next Epping Forest District Council Development Committee to be held on 15th April.

268.3 EPF/32/99 (amended) – 42 Spring Grove – Min. no. P264

The Committee was advised that the amended application considered at the meeting held on 15th March 1999 did not include plans for a patio in the garden area, which were included in the original application.

268.4 EPF/1610/98 – 119 High Road – Min. no. P237

The Committee NOTED that this application had been withdrawn.

P269 Essex and Southend-on-Sea Replacement Structure Plan

269.1 Schedule of Proposed Variations

Cllr Wilmot reported that there were no matters on which the Town Council should comment.

269.2 Examination in Public – List of Matters and Participants

Details of the Examination in Public had been received. Cllr Wilmot would review the information and report back to the Committee.

P270 Planning Applications

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

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- EPF/272/99 (Revised)** **48 Goldingham Avenue** Two-storey side extension
Mr M Bull
The Committee had NO OBJECTION to this application
- EPF/92/99** **6 The Crescent** Erection of rear conservatory
S Porcas
Cllr Harper declared a non-pecuniary interest in this application and took no part in the discussion thereon.
The Committee had NO OBJECTION to this application.
- EPF/265/99** **46 Wellfields** Single-storey conservatory to side of
D Main property
The Committee had NO OBJECTION to this application. However, it questioned its use as a 'conservatory'.
- EPF/279/99** **108 Grosvenor Drive** Single-storey front extension
Mr & Mrs Day
The Committee had NO OBJECTION to this application
- EPF/288/99 (Amended)** **37 Sedley Rise** Loft conversion including side
Mr & Mrs Ward extension and rear dormer
The Committee had NO OBJECTION to this application
- EPF/292/99** **5 West View** Replacement roof involving loft
Mr & Mrs N Ali conversion and rear dormer, two-storey
and single-storey extensions
The Committee had NO OBJECTION to this application
- EPF/300/99** **6 Stanmore Way** First floor and roof over existing
Mr & Mrs Kieve bungalow, rear conservatory and ground
floor extensions
The Committee had NO OBJECTION to this application
- EPF/306/99** **25-25A York Hill** Redevelopment of site by the erection
London & City of a detached three (3) storey house
Properties Ltd with garage
The Committee OBJECTED strongly to this application on road safety grounds. It was very concerned about the positioning of the double garage, access to which is on the corner of a very busy junction. There was also concern that it would increase the danger for the young children crossing the road to school near that spot. The Committee noted that the current application goes back to a three-storey building.
- CAC/EPF/323 /99** **25-25A York Hill** Conservation area consent for the
London & City demolition of buildings on the site
Properties Ltd
- This application was NOTED but cannot be considered. It can only be taken into account in conjunction with the situation if and when planning permission for a house is finally granted.

P271 Justices' Licences

271.1 Transfer

The following application for a Justices' Licence was NOTED:

Iceland, 204 High Street

271.2 Application for an Extended Hours Order

Rick's Restaurant, 167-169 High Road – The application for an extension of licensed hours to 1.00 a.m. is to be considered by Harlow Magistrates' Court on Tuesday 20th April 1999. The Committee ASKED for further information on this type of application.

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 12th April 1999 at 7.30 p.m. at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper A T Lee Mrs B Saggars

Mrs M E Taylor

Also in Attendance:

Councillors: Mrs K Ellis

M Juniper

Officers: L R Fuller (Town Clerk)

J F Hall (Planning Committee Clerk)

P272 Apologies for Absence

Apologies for absence were received from P J Sare and Mrs J Ormston.

P273 Confirmation of Minutes

The Minutes of the meeting held on 29th March 1999 were confirmed as a correct record and signed by the Chairman.

P274 Matters for Report

P274.1 Essex and Southend-on-Sea Replacement Structure Plan - List of Matters and Participants - Min. no. P269.2

Cllr Wilmot reported that the Town Council need take no further action.

P274.2 Application for an Extended Hours Order – Min. no. P271.2

Rick's Restaurant, 167-169 High Road - The committee objected to the application to extend licensing hours to 1 a.m. due to the proximity of residential properties but would agree to an extension on Saturdays to 11.30 p.m.

P274.3 Area Plans Sub Committees

Information was circulated on the changes which the District Council will be making to the original proposals for Area Plans Sub Committees.

P274.4 EPF/89/99 – 10 Wellfields - Single storey rear extension, loft conversion involving rear roof extensions, first floor rear bay window and alterations

The Committee had NO OBJECTION to this application although it was noted that there was still a conflict between the plans of the proposed rear elevation.

P274.5 EPF/56/99 – Highways Depot, Rectory Lane – Three single-storey Class B1 units with associated car parking for use as a proposed trade centre

The Committee OBJECTED to the amended plans due to the solid wall along the length of Units 1-3 and the height of this wall which would be overbearing in relation to adjoining houses 179-189 Hillyfields. 24 hour working is not acceptable this close to residential properties. The extra traffic created by the additional units emptying onto Rectory Lane very close to a mini-roundabout and pedestrian crossing would cause a potential road safety hazard.

P274.6 EPF300/99 6 Stanmore Way – First Floor and roof over existing bungalow, rear conservatory and ground floor extensions.

Cllr. Wilmot had received further information about this application. The Committee asked that it be brought to the District Council's attention that five windows in the proposed first floor addition overlooked the adjoining property, No. 8. The addition would be detrimental to their privacy as it overlooked their garden, patio, bedroom and living areas.

P275 Planning Applications

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

EPF/274/99 **30 Newnham Close** Two storey side extension
Mr. M. Thomas

The Committee had NO OBJECTION to this application

TRE/EPF/309/ **43 Upper Park** Horse Chestnut protected by TPO/7/79:
99 Mr Chopping Reduce crown by 20% and deadwood

The Committee had NO OBJECTION to this application

EPF/313/99 **9 Englands Lane** Retention of store at rear of property
Concrete built to replace original store of the
Foundations same size

Cllr Lee declared a non-pecuniary interest in this application. The Committee OBJECTED to this application. Information received indicates that the building is longer than suggested by the plan and extends the whole length of the garden causing loss of amenity to the residents of No. 7. Information also indicates that there has never been a store where this building is now being constructed. The District Council is requested to check this carefully.

TRE/EPF/326/ **Holmehurst,** Trees protected by TPO/9/95: Oak
99 **Manor** (North of Holmehurst) – Remove
Road epicormic growth, 2 Cypresses (West of
Mr & Mrs R Brown Holmehurst) – Fell

This application is out of Loughton Town Council's area and has been passed on to Buckhurst Hill Parish Council.

TRE/EPF/334/ **17 Swan Lane** 2 Poplars protected by TPO/24/86:
99 Mrs Thompson Reduce height of both trees by up to
6.5 metres, reduce spread by up to 60%

The Committee OBJECTED to this application as such a drastic reduction would destroy the appearance of the trees and reduce their value in the landscape. It was noted that the trees were in situ when the property was built.

TRE/EPF/336/99 **6 Beech Close**
M. Portsmouth Ash tree protected by TPO/31/89:
Reduce crown spread and crown lift
(over 6 Beech Close)

The Committee was unsure of the location of the property but had NO OBJECTION to the application.

Cllr. Taylor left the meeting at this point.

EPF/341/99 **Loughton**
Swimming
Pool
Epping Forest Demolition of existing pool and
District Council construction of new swimming pool
complex, alterations to car park and site
accesses

The Committee welcomed the plans for the Swimming Pool and was pleased to see the additional car parking and provision for cycles. However, the Committee objected to the closure of the Luncheon Club in the Traps Hill Centre as this would be a loss of facility for the senior citizens. It objected to the later opening hours of the swimming pool in the mornings, and with the provision of the cycle facilities, would like to be assured that the clothes lockers will be of an adequate size to store cycle helmets.

EPF/169/99 **18 Carroll Hill**
H. Lorrell Erection of high closeboard fencing

The Committee had NO OBJECTION to this application

EPF/213/99 **36 Spareleaze Hill**
Mr S. Hirons Two storey side and single storey rear
extension, alterations to front dormer
and canopy over front entrance

The Committee had NO OBJECTION to this application

P276 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were noted.

P277 Justices' Licences

The following application for a transfer of a Justices' Licence was NOTED.
Sir Winston Churchill, The Broadway

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 26th April 1999 at 7.30 p.m. at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper AT Lee Mrs J Ormston
Mrs B Saggars Mrs M E Taylor

Also in Attendance:

Councillor: Mrs K Ellis

Officers: L R Fuller (Town Clerk)
J F Hall (Planning Committee Clerk)

P278 Apologies for Absence

Apologies for absence were received from P J Sare.

P279 Confirmation of Minutes

The Minutes of the meeting held on 12th April 1999 were confirmed as a correct record and signed by the Chairman.

P280 Matters for Report

280.1 Appeal Decision - 48 Baldwins Hill - EPF/1423/98 - Min.no. P207

The Committee NOTED a decision letter received from the Planning Inspectorate in respect of this application. The appeal has been dismissed.

280.2 17 Swan Lane - TRE/EPF/334/99 - Min.no. P275

The Committee noted a letter received from Epping Forest District Council's Landscape Officer and Arboriculturist and WITHDREW its previous objection to this application.

P281 Planning Applications

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

EPF/107/99	Fenders, Northfield	First floor extension above garage Mr & Mrs Closs
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The Committee had NO OBJECTION to this application

EPF/175/99	Granary Lodge, Beech Farm, High Road	Erection of garage building and front boundary fence (2 metre high close boarded)
	Mr S J Crooks	

The Committee had NO OBJECTION to this application but noted that the fence has already been erected and expressed concern about a retrospective application.

- EPF/358/99** **93 High Road** Two storey detached dwelling house
Babbington
Construction
Limited
The Committee had NO OBJECTION to this application
- EPF/370/99** **16 Alderton Hill** Two storey side extensions and single
Mr & Mrs P Nash storey swimming pool enclosure
The Committee OBJECTED to this application on the grounds of
overdevelopment. Also there was no way of judging the impact of the
development on neighbouring properties as the site plan was incomplete.
- EPF/384/99** **73 Spring Grove** First floor rear extension
Mr & Mrs Banks
The Committee had NO OBJECTION to this application
- EPF/386/99** **Loughton** Two single storey extensions
Synagogue, Borders
Lane
Loughton & Chigwell
Synagogue
The Committee had NO OBJECTION to this application
- EPF/171/99** **8 West View** Two storey utility, dining room and
Mr & Mrs Gee master bedroom side extension
The Committee had NO OBJECTION to this application, but were concerned
about the visual aspect of the development, particularly the style and size of the
windows. The proposed extension does not appear to match any of the features of
the original building.
- EPF/349/99** **64 The Broadway** Continuation of use of rear section of
B Robertson shop as booking office for private hire
vehicles and retention of aerial antenna
The Committee had NO OBJECTION to this application unless the District
Council are aware of any objections raised by neighbours, and providing that the
other current conditions of use are maintained.
- A/EPF/388/99** **149 High Road** Erection of 9 fascia signs
Black Horse
Agencies
The Committee had NO OBJECTION to this application, although the Committee
noted with concern that this was yet another retrospective application.
- CLD/EPF/396/** **85 Queens Road** Certificate of lawfulness application for
99 Mr & Mrs D Baney proposed loft conversion
The Committee NOTED this application.

CLD/EPF/435/99 **32 Felstead Road** Application for certificate of lawfulness
Mr & Mrs T Galley for the erection of a single storey rear
extension

The Committee NOTED this application.

EPF/439/99 **4 Woodland Road** Single storey rear extension
Miss J Sheppard

The Committee had NO OBJECTION to this application

CLD/EPF/449/99 **26 River Way** Certificate of lawfulness application for
Mr & Mrs Peach single storey rear extension

The Committee NOTED this application

EPF/300/99 **6 Stanmore Way** Amended plans
Mr & Mrs M Kieve

The Committee OBJECTED to this application as the development would overlook the neighbouring property leading to a loss of privacy. The application would constitute overdevelopment and be out of character with the surrounding buildings, particularly with the additional building as shown on the amended plans when compared with the originals.

P282 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

P283 Justices' Licences

P282.1 - Transfer

The following application for a transfer of a Justices' Licence was NOTED.
The Crown, 153 High Road.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Monday 10th May 1999 at 7.30 p.m. at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs S M Harper AT Lee Mrs J Ormston

Mrs B Sagers

Also in Attendance:

Officers: L R Fuller (Town Clerk)

J F Hall (Planning Committee Clerk)

P284 Apologies for Absence

Apologies for absence were received from P J Sare.

P285 Confirmation of Minutes

The Minutes of the meeting held on 26th April 1999 were confirmed as a correct record and signed by the Chairman.

P286 Matters for Report

There were no matters for report.

P287 Revision of Planning Policy Guidance Notes - Public Consultation Drafts - Note 3 (Housing) and Note 11 (Regional Planning)

The Committee approved Cllr Harper's response to Planning Policy Guidance Note 3 (Housing) which will be submitted to the DETR.

P288 Planning Applications

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

EPF/437/99	58 Borders Lane Mr K Hau	Retention of mechanical extraction vent and wooden shed, proposed decorative louvre enclosure to mechanical vent
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The Committee had NO OBJECTION to this application.

EPF/455/99	8 Champions Mr B Maclean	Garage conversion
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The Committee had NO OBJECTION to this application.

EPF/468/99	St Michael and All Angels Church, Roding Road St Michael and All Angels Church	Demolition of Church Hall and ancillary buildings, erection of new hall extension
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The Committee had NO OBJECTION to this application.

- TRE/EPF/477/99** **Loughton Lodge, Steeds Way**
Mrs Hague
Cypress hedgerow (G1) protected by TPO/11/90 – Trim top and sides by approx. 0.5m on an annual basis
The Committee had NO OBJECTION to this application.
- EPF/486/99** **135 Grosvenor Drive**
B. Martin
Single storey front extension
The Committee had NO OBJECTION to this application.
- EPF/517/99** **12 Newnham Close**
Mr & Mrs Posner
Proposed loft conversion
The Committee OBJECTED to this application on the grounds that the proposed roof would have an adverse effect on the street scene.
- EPF/524/99** **7 Southern Drive**
Mr G Shatford
Front porch
The Committee OBJECTED to this application as it was felt that the proposed front porch would be too close to the road and was out of keeping with the other properties in the row.
- EPF/529/99** **37 Hillcrest Road**
A R B Griffiths
Erection of shed
The Committee had NO OBJECTION to this application.
- EPF/545/99** **Bank of England Printing Works, Langston Road**
Mr J R Carter
Increase height of existing perimeter security fence (south west boundary)
The Committee had NO OBJECTION to this application.
- EPF/548/99** **15 Forest View Road**
Mr S Gleb
Raising of rear roof
The Committee had NO OBJECTION to this application.
- EPF/552/99** **Roding Valley High School, Alderton Hill**
Epping Forest District Council
Increase in height of perimeter fence and new entrance gates to highway
The Committee had NO OBJECTION to this application.
- TRE/EPF/473/99** **2 Nafferton Rise High Road**
Mr R Bond
Ash, Monterey Cypress, 2 Lanson Cypress protected by TPO/16/87. Minor selective pruning as specified in application
The Committee had NO OBJECTION to this application

- EPF/479/99** **31 Spareleaze Hill** Two storey side extension
Mr & Mrs K Taylor
The Committee had NO OBJECTION to this application
- EPF/496/99** **26 Priory Road** Replacement front and side boundary
R Orpin and Miss J wall
Peake
The Committee OBJECTED to this application on the grounds of the excessive height of the proposed side wall.
- EPF/501/99** **18 Spring Grove** Conversion of chalet bungalow into
Mr R Merle house with two storey side and single
storey rear extension
The Committee had NO OBJECTION to this application.
- EPF/523/99** **7 Goldings Road** Two storey side/rear and single storey
Mr & Mrs N rear extensions (amended application)
Atkinson
The Committee had NO OBJECTION to this application.
- EPF/528/99** **16 South View** Conservatory
Road
I K & S M Wiltshire
Cllr Sagers declared a non-pecuniary interest in this application and took no part in the discussions or voting thereon. The Committee OBJECTED to this application as it was felt that the proposed conservatory represented excessive development to the rear of the main building.
- EPF/538/99** **35 Broadstrood** Two storey side and rear extensions
Mr & Mrs I Dobrin
The Committee had NO OBJECTION to this application.
- EPF/558/99** **25 The Croft** Proposed side conservatory
Mr Worster
The Committee had NO OBJECTION to this application.
- EPF/562/99** **14 The Greens** Two storey side and single storey rear
Close extension
Mr & Mrs Olivelle
The Committee OBJECTED to this application as it was felt that the proposed extension was overdevelopment.
- EPF/566/99** **26 Hillcrest Road** Two storey rear extension and
S Ghandi, Esq conservatory
The Committee had NO OBJECTION to this application.

P289 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on Tuesday 1st June 1999 at 7.30 p.m. at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)

Mrs K F Ellis M D Hogan A T Lee

Mrs J Ormston Mrs B Sagers

Also in Attendance:

Officers: L R Fuller (Town Clerk)

J F Hall (Planning Committee Clerk)

P290 Apologies for Absence

There were no apologies for absence.

P291 Confirmation of Minutes

The Minutes of the meeting held on 10th May 1999 were confirmed as a correct record and signed by the Chairman.

P292 Matters for Report

292.1 Notice of Appeal – EPF/15/99

The Committee NOTED that an appeal has been made to the Secretary of State in respect of the above application.

292.2 Area Plans Sub Committees

Cllr Lee enquired whether Epping Forest District Council's Agendas for these meetings are available before the meetings take place. He was advised that Agendas are kept in the offices of the Town Council for inspection.

P293 Planning Policy Guidance Notes – Public Consultation Draft No. 11 (Regional Planning)

The Committee approved Cllr Lee's response to Planning Policy Guidance Note No. 11 (Regional Planning) which will be submitted to the DETR.

P294 Planning Applications

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

- | | | |
|---|---|---|
| EPF/623/99 | Pyrles Lane Nursery
Pyrles Lane
EFDC Leisure Services | Retention of portacabin for use as messroom and toilets (temporary permission) |
| The Committee had NO OBJECTION to this application | | |
| A/EPF/639/99 | Abridge VW Site
Langston Road
Abridge VW | Illuminated and non illuminated freestanding signs and illuminated fascia signs |
| The Committee had NO OBJECTION to this application | | |
| EPF/684/99 | 4 Roundmead Close
A Weedon Esq | Single storey rear extension |
| The Committee had NO OBJECTION to this application | | |
| EPF/690/99 | Kings Orchard
90 York Hill
D Magee | Two storey front extension |
| The Committee OBJECTED to this application on the grounds that the development is out of character in a conservation area which is also the site of a former burial ground. In addition, the extension would project beyond the line of the neighbouring buildings. The Committee also noted that the plans give no indication as to the proposed use of the extension. | | |
| EPF/691/99 | Valley Hill Service Station, Valley Hill
Shell UK Limited | Retention of vent pipes |
| The Committee OBJECTED to this application as the proposed siting of the vent pipes is very close to neighbouring properties. | | |
| EPF/692/99 | 97 York Hill
G Martin | Two storey side and rear extension, demolition of prefabricated garage |
| The Committee had NO OBJECTION to this application | | |
| EPF/700/99 | 9 Ripley View
Mr R Reynolds | First floor side extension |
| The Committee OBJECTED to this application as it could see no appreciable difference between the plans submitted with this application and the plans previously submitted. The application represented overdevelopment of the site. | | |
| EPF/468/99 | St Michael and All Angels Church,
Roding Road
St Michael and All Angels Church | Amended plans |
| The Committee had NO OBJECTION to this application | | |

EPF/370/99 **16 Alderton Hill** Amended plans
Mr & Mrs P Nash

The Committee reiterated its OBJECTION to this application as it was felt that the amended plans, which show the proximity of neighbouring properties, reinforced the opinion of the Committee that the application represented overdevelopment of the site.

CC/EPF/28/99 **St Lukes Special** Erection of a flat roofed timber framed
CC/EPF/674/99 **School, Whitehills** housing to enclose the existing kitchen
Road extract fans at first floor level
Director of Learning
Services

The Committee had NO OBJECTION to this application

EPF/227/99 **52 Church Lane** Conservatory at rear of property
Mr & Mrs Nichols

The Committee had NO OBJECTION to this application

A/EPF/718/99 **Lloyds TSB** Replacement fascia and projecting signs
11 The Broadway
Lloyds TSB plc

The Committee had NO OBJECTION to this application

EPF/719/99 **8 Cherston Road** First floor rear extension
Mr & Mrs R Thorlby

The Committee OBJECTED to this application on the grounds of overdevelopment. The existing ground floor extension is the only rear extension in the street and the addition of a first floor would adversely affect neighbouring properties.

TRE/EPF/738/ **18 Fallow Fields** 4 Poplars protected by TPO/4/98 –
99 Mr & Mrs D Smyth selective reduction of height (up to
6.5m) and spread (by up to 60%)

The Committee OBJECTED to any reduction. This property was only recently erected and the trees were in situ when the property was purchased.

CLD/EPF/740/ **118 Smarts Lane** Certificate of lawful development for
99 D C Evans proposed extension

The Committee NOTED this application.

EPF/741/99 **The Thomas** Single storey extension and external fire
Willingale GM escape staircase
School
The Broadway

The Committee OBJECTED to this application as it was a further erosion of outdoor play space. It would also have a detrimental effect on the adjacent new houses if they are granted planning permission.

EPF/742/99 **St John Fisher Primary School Burney Drive** Single storey extension to provide multi purpose hall and covered link
 The Governors of St John Fisher Primary School

The Committee OBJECTED to this application as it felt that the siting was too close to adjacent properties and that the extension could be placed in a less sensitive area of the site.

EPF/746/99 **22 River Way** Proposed single storey rear extension
 Mr & Mrs D Cooper

The Committee had NO OBJECTION to this application

EPF/747/99 **4 Pyrles Green** Single storey side extension
 Mr & Mrs B Lee

The Committee had NO OBJECTION to this application

EPF/749/99 **123 Grosvenor Drive** Two storey side extension
 Mr & Mrs Hayward-Dunn

The Committee OBJECTED to this application on the grounds of overdevelopment of the site.

P295 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were noted.

Signed

Date

LOUGHTON TOWN COUNCIL

PLANNING COMMITTEE

MINUTES of the Meeting held on 14th June 1999 at 7.30 p.m. at Kingsley Hall.

Present:

Councillors: R J Wilmot (in the Chair)
Mrs K F Ellis A T Lee Mrs B Siggers
Mrs M E Taylor

Also in Attendance:

Officers: L R Fuller (Town Clerk)
J F Hall (Planning Committee Clerk)

P296 Apologies for Absence

Apologies for absence were received from Mrs J Ormston

P297 Confirmation of Minutes

The Minutes of the meeting held on 1st June 1999 were confirmed as a correct record and signed by the Chairman.

P298 Matters for Report

P298.2 Area Plans Sub Committees

The Committee AGREED to inform the Clerk whenever it wishes to be represented at the District Council's Planning Sub Committee to reiterate its objection to a planning application. The Clerk will inform the Chairman when the relevant application appears on the Area Plans Sub Committee's Agenda.

P298.2 Planning Guidance

The Committee DECIDED that it would invite Epping Forest District Council's Planning Officer to attend a Planning Meeting in order that he may give the Committee guidance on planning matters. It was also AGREED that the Clerk would issue a list of the Planning Publications kept at the Town Council's offices for use by Committee members.

P299 Structure of Planning Committee

The Committee DECIDED to retain one Planning Committee and continue to meet fortnightly in the evening.

P300 Planning Applications

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

EPF/705/99	47 Church Lane Mrs M Kaur	First floor extension to annexe, single storey extension linking annexe to main house (revised application)
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The Committee had NO OBJECTION to this application but asked the District Council to ensure that the property is kept as one dwelling and is not divided into two in the future.

TRE/EPF/743/99	70 Spring Grove Mr Smith	Trees protected by TPO/19/89: 1 Robinia and 4 Cypress: Fell
T1 - Robinia (False Acacia) - The Committee would like the District Council's Arboriculturist's opinion on the condition of the tree. If felling is recommended, the Committee would like to see another tree in its place, but would prefer remedial work to the existing tree if possible, as its loss would be detrimental to the street scene.		
T2/3 - Lawson Cypress - The Committee would prefer reduction to felling, subject to the Arboriculturist Officer's opinion.		
T4/5 - Leyland Cypress - The Committee had NO OBJECTION to this application.		
EPF/755/99	Woodberrie, Woodbury Hill Mr T Colley	Detached garage
The Committee had NO OBJECTION to this application		
EPF/758/99	63 Alderton Hill Mr & Mrs N Pearce	Proposed rear conservatory extension
The Committee had NO OBJECTION to this application		
EPF/759/99	48 Baldwins Hill Mr T B McAuliffe	Two storey extension and alterations
Cllr Wilmot declared a non-pecuniary interest in this application and left the room for this item. Cllr Lee took the chair. The Committee OBJECTED to this application on the grounds that it would constitute gross overdevelopment in what is a conservation area. It was noted that the size of the footprint of the proposed extension is larger than the previously refused planning application and felt that the proposed alterations would have a detrimental effect on No. 50 Baldwins Hill, which is a listed building.		
EPF/762/99	60 Spring Grove Mr V Gordon	Rear extension comprising lower ground, ground and first floors
The Committee had NO OBJECTION to this application		
EPF/789/99	270-272 High Road W P Pang	Proposed rear cold store extension
The Committee OBJECTED to this application as the proposed cold store would be in a service road and would be the only permanent building in the road. It was also felt that the building would obstruct traffic in the service road and restrict access to the garages.		
EPF/790/99	Davenant Foundation Grammar School, Chester Road	Extension to provide a new lift and stairwell and front canopy

The Committee had NO OBJECTION to this application but noted that the boundary shown on the plan for this site is incorrect.

EPF/795/99 **19 Harwater Drive** Rear conservatory
Mr Greengrass
The Committee had NO OBJECTION to this application

EPF/809/99 **25 Park Hill** Repositioning of existing
Mr T Blewitt gates
The Committee OBJECTED to this application as it was felt that access should be maintained for other users of the pathway.

P301 Decisions by Epping Forest District Council

The planning decisions from Epping Forest District Council were NOTED.

Signed.....

Date