

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 30 May 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
J Riley D Wixley (as substitute for Cllr Kauffman)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

6 Members of the public

The Committee AGREED to bring forward in the agenda the following planning applications: EPF/0281/23 – 85 Spring Grove, EPF/0916/23 – Strathallan, 20 Clays Lane, and EPF/1033/23 – 16 Eleven Acre Rise after agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in these items.

PL424 Apologies for Absence

Apologies for absence were received from Cllrs Kauffman and Wiskin. Cllr Wixley had been nominated as substitute for Cllr Kauffman for this meeting.

PL425 Declarations of Interest

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

He also declared a non-pecuniary interest in planning application, EPF/0992/23 – Garages at Pyrles Lane, a development by Epping Forest District Council upon which he had been consulted in his role as District Ward Councillor for Fairmead. This site also lies next to Hillyfields Open Space which is owned by Loughton Town Council (LTC), and he is Chairman of the LTC Recreation Committee which is responsible for this land.

The Committee declared a non-pecuniary interest in the following planning applications:

- i. EPF/0281/23 – 85 Spring Grove; EPF/0774/23 – 21 The Crescent; EPF/0829/23 – 10 Rectory Lane; EPF/0947/23 – The Last Post, 227 High Road; EPF/0949/23 – The Last Post, 227 High Road; EPF/0998/23 – 4 Tycehurst Hill; EPF/1028/23 – 166 Borders Lane; and EPF/1033/23 – 16 Eleven Acre Rise, owing to comments received from the Loughton Residents Association Plans Group (LRAPG);
- ii. EPF/0829/23 – 10 Rectory Lane, LTC has been consulted on this as its premises neighbour this site; and

- iii. EPF/0992/23 – Garages at Pyrles Lane, the entrance to this application impacts Hillyfields Open Space and GROW Community Garden which are both LTC land.

PL426 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 May 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL427 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

427.1 Application No: EPF/0281/23

Officer: Muhammad Rahman

Location: 85 Spring Grove, Loughton, IG10 4QE

Proposal: Proposed 1.9m high front garden wall.

The Committee NOTED the contents of a letter of objection.

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

Members noted that the applicant had removed the tree from this site for which they and the District Council Tree Officer had previously expressed concern regarding this proposal (Min no PL157.1).

The Committee OBJECTED to this application, stating no other changes had been made to the previous application (EPF/1699/21) which had been subsequently withdrawn by the Applicant.

The Committee's previous reasons for objection remained, namely:

"It would be out of keeping with the character of the area. The proposed wall and gates, by reason of their excessive height and use of aluminium panels would be detrimental to the local townscape and openness of Spring Grove.

Members believed that the proposed design would create restricted views resulting in a safety risk to pedestrians and other highway users, including the neighbours at no 83 when exiting their own driveway.

The Committee considered the plans provided to be inaccurate, neglecting to show the basement that has already been built at the site."

The Committee was also concerned to learn that overly large boundary fences had been installed and requested planning enforcement be made aware.

Application No: EPF/0916/23

Officer: Kie Farrell

Location: Strathallan, 20 Clays Lane, Loughton, IG10 2RZ

Proposal: Two storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Erection of a two storey front extension plus associated fenestration changes.

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

The Committee had NO OBJECTION to this application. However, members requested that if the local planning authority was minded to

approve the application that a condition be imposed for the side window in the master bedroom to be removed, as they believed this would impact the amenity of the neighbour caused by unnecessary overlooking.

Application No: EPF/1033/23

Officer: Muhammad Rahman

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Variation of condition 2 'Plan numbers' attached to EPF/1508/18 (Demolish existing house. Replace with 2 detached houses).

The cover letter sets out the variations

The Committee NOTED the Contents of two letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the following grounds:

There has been far too much unauthorised works on this site. It was noted that the items covered in this application had previously been included in EPF/0204/23, which had already, rightly, been refused.

The increase in the height of the buildings, that were too high anyway, dominate the whole road, which was evident when approaching them along Eleven Acre Rise, and from the neighbouring properties. This had also led to the subsequent change in the level of windows, which was responsible for the overlooking and loss of amenity of neighbours at no.17. The change of glass in the balcony also resulted in loss of privacy for these neighbours.

There would be no need for increasing the height for insulation between floors unless the underfloor heating was considered subsequently. Electrics do not require extra floor thickness either. Therefore, no further increase in height should be tolerated.

Members were concerned about substituting the approved drawings for the new ones, as the local planning authority may unintentionally grant the unauthorised ground levels. They should stick with the original plans and spell out what amendments are being permitted to them rather than reissue the planning condition with the substituted drawings.

None of the proposed variations should be allowed. The dwellings should be built as per the original approved plans.

PL428 Matters for Report

The Planning Committee Clerk advised members that there were no Matters for Report.

Cllr Wixley requested if he could bring a couple of items to the attention of the Committee. The Chairman AGREED that the Committee would refer to these matters at the end of the agenda.

PL429 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

429.1 Application No: EPF/0772/23

Officer: Rhian Thorley

Location: 36 Englands Lane, Loughton, IG10 2QQ

Proposal: Ground floor single storey side and rear extension after demolishing the garage, conservatory and one other small structure at the rear.

The Committee had NO OBJECTION to this application.

Application No: EPF/0774/23

Officer: Loredana Ciavucco

Location: 21 The Crescent, Loughton, IG10 4PY

Proposal: First floor extension, front porch and demolition of single storey garage.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the local planning authority's and Planning Inspector's previous grounds for refusal (EPF/1014/19).

The loss of a bungalow is contrary to Policy H1 of the Epping Forest District Local Plan.

The extra height and bulk would have a negative impact on the street scene. It would sit as an incongruous feature in its setting and would be detrimental of the visual amenity of this part of The Crescent.

Application No: EPF/0829/23

Officer: Kie Farrell

Location: 10 Rectory Lane, Loughton, IG10 2RL

Proposal: Demolition of the existing commercial building and construction of a new building to provide five commercial units (including workshop, showroom and office space), together with parking and landscaping.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application on the grounds of the excessive height of the proposed units, which would result in a large overbearing construction, causing an enclosing effect and a loss of amenity for the residents in the properties of Golding's Hill.

However, members had no objection in principle to the redevelopment, welcoming the enhanced employment use, but noted that too many employment uses have been lost to residential under permitted development rights.

Therefore, the Committee requested that should the local planning authority be minded to approve the application, it includes the following:

- i. The council should enter into a section 106 agreement with the applicant to ensure the units remain for commercial use only and do not flip to residential under permitted development rights after they have been completed. The planning statement says they originally wanted a residential use, the Committee believe a planning condition was not strong enough to protect the use and could easily be appealed against.

- ii. Conditions are required to restrict the parking spaces to the users of the development and ensure the cycle spaces are provided and retained.
- iii. In order to protect the amenity of residents on Golding's Hill, the rear roof should be conditioned not to be used as a terrace and the rear glazing should be obscured – mezzanine floors could easily be inserted without the need for consent which would result in overlooking without such a condition.

Application No: EPF/0904/23

Officer: Rhian Thorley

Location: 13 Goldings Road, Loughton, IG10 2QR

Proposal: Demolition of existing lean-to and proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0928/23

Officer: Mohinder Bagry

Location: 1 Campions, Loughton, IG10 2SG

Proposal: Formation of 2 dormers as a minor detail to the front of the existing pitched roof to allow for access and natural light into the loft space.

The Committee had NO OBJECTION to this application.

Application No: EPF/0947/23

Officer: Marie-Claire Tovey

Location: 227 High Road, Loughton, IG10 1BB

Proposal: Change of use from Public House (Pub with food) (Use Class - Sui Generis) to a flexible planning use comprising a Public House (Pub with food) (Use Class - Sui Generis) and a Restaurant (Food with alcohol) (Use Class E).

The Committee NOTED the contents of two letters regarding this application.

The Committee OBJECTED to this application for change of use. Members considered this to be a community asset that should be preserved, it was important that this remained as a public house. The High Road already had too many restaurants.

Application No: EPF/0949/23

Officer: Marie-Claire Tovey

Location: 227 High Road, Loughton, IG10 1BB

Proposal: Proposed single storey side extension and internal alterations. The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application. As stated in the Design and Access Heritage Statement "The building has a classic neo-Georgian external appearance and is now designated as a locally listed building." This proposal would knock out the symmetry of the building. The proposed materials do not match existing and are out of keeping. It would therefore be detrimental to the setting of the building and this part of the High Road.

The extension would also result in the loss of a dedicated area for loading and unloading. The original planning permission secured this area by

condition to be reserved for loading and unloading. The owners have applied to use the service yard for tables and chairs in this location in the past. However, due to the proximity of neighbours this will risk a noise nuisance and there is no other guaranteed delivery area available near the pub.

The loss of the existing parking and delivery area would result in increased on-street parking and congestion within the vicinity of the site, to the detriment of pedestrians, the free-flowing traffic and safe operation of the surrounding highway. The front of the building lies completely within a controlled area, on both sides of the road, with zig-zag lines as part of a light-controlled pedestrian crossing. It is therefore neither safe nor legal for delivery lorries to park in front of the premises.

Application No: EPF/0966/23

Officer: Rhian Thorley

Location: 19 Park Hill, Loughton, IG10 4ES

Proposal: Garage conversion with front extension with portico. Juliet balcony to rear elevation with windows replacements and internal alterations.

The Committee OBJECTED to this application on the grounds that the proposal would result in a complete loss of character setting an unwelcome precedent.

The design was incongruous and overbearing creating a negative impact on the street scene. The proposed render finish was out of keeping. The excessive use of glass would result in light pollution and a loss of amenity for the neighbours.

Application No: EPF/0976/23

Officer: Rhian Thorley

Location: 25 Sedley Rise, Loughton, IG10 1LS

Proposal: Ground floor rear extension to form kitchen and seating area, patio area at rear with steps to garden area.

The Committee had NO OBJECTION to this application, but expressed a concern that the raised patio may affect the amenity of the neighbours caused by overlooking.

Application No: EPF/0992/23

Officer: Muhammad Rahman

Location: Garages at Pyrles Lane, Loughton, IG10 2NH

Proposal: Demolition of existing garages and the addition of 2 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 8 no. parking spaces, standalone bin stores to the front of the property and private cycle stores to rears of each house.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application as it stands. The proposed bungalows were considered unattractive, industrial looking buildings, with the proposed materials being out of keeping with surrounding properties and the attractive neighbouring Hillyfields Open Space.

Members had no objection in principle to the redevelopment of this site, believing something more in keeping and ecologically sound to fit in with the surrounding area and natural environment would be acceptable.

The Committee requested that should the local planning authority be minded to approve the application the following conditions be imposed:

- i. A gate be placed across the entrance to the Hillyfields Open Space, a designated Queen Elizabeth II Playing Field - which has the same status as Fields in Trust, to protect this land from fly-tipping which has been a previous issue; and to prevent travellers entering this site. There is also concern that the proposed parking should not be parked by just any car in the vicinity but rather the dedicated users of GROW Community Garden. This may also require the addition of the installation of CCTV. The District Council to liaise with Loughton Town Council on this.
- ii. The proposed "Timber fence with concrete posts & trellis above to site boundary perimeter to west rear garden and facing Hillyfields" will require planting of suitable shrubs and trees on Hillyfields to protect it from anti-social behaviour, vandalism / graffiti. The District Council to liaise with Loughton Town Council on this.
- iii. No building works to encroach onto Hillyfields Open Space to protect it from any possible damage during the construction of this development.
- iv. Access to this site to be retained at all times for emergency vehicles and for users of GROW Community Garden.
- v. The committee regretted the loss of a residential garden and thought the minimum required amount of garden land should be turned over to parking.
- vi. The use of grasscrete as a permeable treatment for the proposed parking spaces at the site was regarded as preferable. This would enhance the appearance, aid drainage and unlike tarmac would offer the possibility of easily returning it to garden.

Application No: EPF/0998/23

Officer: Marie-Claire Tovey

Location: 4 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed roof on existing side and rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be detrimental to the townscape. The roof should be hipped like it is as built.

Application No: EPF/1017/23

Officer: Robin Hellier

Location: 21 Brook Road, Loughton, IG10 1BW

Proposal: TPO/CHI/02/70 (Ref: A3)

T1: Ash - Crown reduce by up to 3m, as specified.

T2: Sycamore - Removed selected branch, as specified.

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

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

Application No: EPF/1022/23

Officer: Rhian Thorley

Location: 12 Englands Lane, Loughton, IG10 2QQ

Proposal: The proposal is to extend and upgrade the property as well as to provide off street parking in order to create a comfortable family home of 100 Sqm GIA. A two story extension is proposed for the rear of the property with the 1st floor set back from the boundaries of the site in order to avoid overshadowing neighbours. The 1st floor is also set back by 1.5 from the rear of the ground floor extension in order to appear less dominant to the surrounding neighbours and has a crown roof to reduce the overall height of the 1st floor element of the extension and so further mitigate the dominance of the overall proposal.

The ground floor provides additional family living space and improves access to the garden via a bifolding door and the addition of a bathroom. The first floor extends the existing small box bedroom into a master bedroom.

Externally the addition of onsite parking to the front of the property aims to remove the necessity for the residents to park on the street. Permeable paving will be used to avoid drainage run off and to allow water to penetrate the ground beneath gradually.

To the rear of the property a small patio will be added as the garden falls towards the current property. as this unmitigated could cause damp or flooding issues the patio will allow for drainage away from the façade of the house as well as providing amenity space that replaces the existing decking. As with the onsite parking permeable paving will be used to avoid drainage run off and allow for gradual drainage.

The Committee had NO OBJECTION to this application.

However, if the local planning authority was minded to grant this application, members requested the following conditions be included:

- i. the provision of off-street parking – the dropped kerb should be limited to the width of one vehicle only; and
- ii. landscaping with native planting to soften the appearance and support wildlife.

Application No: EPF/1028/23

Officer: Alastair Prince

Location: 166 Borders Lane, Loughton, IG10 3RZ

Proposal: Proposed vehicle crossing 3 drop kerb lengths (2.7 metres) and 2 ramp kerbs (1.8 metres).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application on condition that the crossovers are limited to one car width only. The grass verges are to be reinstated and retained on a permanent basis. Members requested grasscrete be used for the crossover to allow suitable drainage and to maintain the appearance.

429.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0977/23

Officer: Alastair Prince

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of lawful development for a new dormer extension to the main rear roof slope.

Application No: EPF/0983/23

Officer: Alastair Prince

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of lawful development for proposed new window to replace garage door, alterations to existing window and door openings to rear and side elevations (ground floor).

Application No: EPF/0985/23

Officer: Alastair Prince

Location: 49 Consort House, Forest View Road, Loughton, IG10 4DY

Proposal: Certificate of lawful development for a proposed single storey side extension, hip to gable loft conversion with flat roofed dormer to rear.

Application No: EPF/1040/23

Officer: Mohinder Bagry

Location: 72 Etheridge Road, Loughton, IG10 2HY

Proposal: Certificate of lawful development for existing rear outbuilding 4.28 Meter in depth, at 2.50 Meter height of Eaves.

429.3 Others – provided for information only: EPF/1000/23 and EPF/1100/23

The Committee NOTED the information received from Epping Forest District Council.

PL430 Decisions

430.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL431 Licensing Applications

No licensing applications had come to the attention of officers.

431.1 Additional Consultation under Licensing Act 2003

For Information Only: Epping Forest District Council, the local licensing authority, advised that as from 1 June 2023 it will no longer be undertaking direct consultation with residential and business properties within 150 metres of premises that are subject to an application submitted under the Licensing Act 2003.

The Committee NOTED the information received from the local licensing authority, Epping Forest District council.

Members deplored this decision, believing it would impact residents, who would be detrimentally affected by licensing applications, from commenting on such applications.

PL432 Enforcement and Compliance

432.1 No reports had been received.

PL433 Matters for Report

433.1 46 Pyrles Lane, EPF/0385/23 – Application for Variation of Condition (Min no PL385.1)

Cllr Wixley sought to bring the attention of the Committee to the above previous application, regarding delivery times. Cllr Wixley informed the Committee that the delivery times could not exceed the opening times of the business, which its comments had alluded to. Members however reassured Cllr Wixley that they had been aware of this, but considered the application had not been specific enough, thus their submitted comments to this proposal.

433.2 EFDC Weekly List Details

Cllr Wixley reported that applications listed on EFDC's Weekly List no longer identified which neighbours had been consulted on matters listed. This made it difficult for him to undertake his role as Ward Councillor when dealing with planning issues that would impact neighbouring residents.

The Planning Committee Clerk advised that this was an issue to be taken up with EFDC, as LTC had no control/involvement regarding the planning portal. It was agreed that LTC Planning and Licensing Committee would support him, by making representations to EFDC in this regard.

Signed:

Date: 12 June 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 June 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
G Wiskin C C Pond (as substitute for Cllr Riley)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL434 Apologies for Absence

Apologies for absence were received from Cllrs Kauffman and Riley. Cllr C C Pond had been nominated as substitute for Cllr Riley for this meeting.

PL435 Declarations of Interest

Cllr Abraham declared a non-pecuniary interest in agenda item 5 – Proposed 15.0m Phase 8 monopole and associated ancillary works at: Rectory Lane, Loughton, Debden Green, IG10 1PR, as a member of his family lives close by.

Cllr Pond declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

The Committee declared a non-pecuniary interest in planning application, EPF/1030/23 – 29 The Crescent and Agenda item 8, Application for Variation of Licensing Conditions for The Standard, 126 High Road, IG10 4BE, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL436 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 May 2023, amended from those circulated to read at Min no PL424:

“Apologies for absence were received from Cllrs Kauffman and Wiskin. Cllr Wixley had been nominated as substitute for Cllr Kauffman for this meeting. “

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

PL437 Matters for Report

437.1 Notice of Appeal

437.1.1 EPF/2032/22 – 14 York Hill, Loughton, IG10 1RL. Proposal: Illuminated digital advert screen. (Appeal ref no: APP/J1535/Z/23/3322474 – Min no PL385.1)

The Committee supported the refusal reason of Epping Forest District Council in respect of this application; and reiterated its previous comments which were:

“The Committee OBJECTED to this application on the grounds that by reason of its size, bulk, and location the screen would be a visual distraction that would negatively impact on the street scene of this part of York Hill, which is situated in a conservation area. Nocturnal wildlife would be adversely affected by the illuminations.”

Members considered this proposal would set a most unwelcome precedent.

PL438 Pre-Application Consultation Proposed 5G Telecommunications Installation for Signal Infrastructure UK Limited

438.1 Proposed 15.0m Phase 8 monopole and associated ancillary works at: Rectory Lane, Loughton, Debden Green, IG10 1PR

The Committee OBJECTED to this proposal, supporting the refusal reasons of Epping Forest District Council for a previous application in this regard, namely:

“1 The proposal would be an incongruous addition that would be detrimental to the character and appearance of the surrounding area, contrary to Policy D5 of the Epping Forest District Adopted Local Plan 2011-2033 (2023), Policy U6 of the Adopted Local Plan and Alterations 2006 and the NPPF 2021.

2 The proposal would appear overbearing and out of character with the area in close proximity to neighbouring residents, and therefore would result in the loss of visual outlook, contrary to policies DM9 of the Epping Forest District Adopted Local Plan 2011-2033 (2023), DBE9 and U6 of the Adopted Local Plan and Alterations 2006 and the NPPF 2021”

PL439 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

439.1 Application No: EPF/1030/23

Officer: Mohinder Bagry

Location: 29 The Crescent, Loughton, IG10 4PY

Proposal: Single storey rear and side extension and two front rooflights

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment, by reason of its bulk and height. The proposed extension extended across the entirety of the dwelling which was considered excessive. The application would create a negative impact on neighbouring residents and would set an unwelcome precedent.

If, however, the local planning authority was minded to approve this application, the Committee requested that a condition for the extension to remain ancillary to the main dwelling be imposed.

Application No: EPF/1068/23

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Proposed Extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1071/23

Officer: Loredana Ciavucco

Location: 41 Traps Hill, Loughton, IG10 1SZ

Proposal: Proposed 2 storey rear and side extensions

The Committee OBJECTED to this application on the grounds that it was overbearing by reason of the increased height, particularly taking into consideration the application property is located on a hill. The excessive glazing to the rear elevation would result in light pollution. The loss of the chimneys would be detrimental by reason of loss of character. The removal of far too many trees and hedges were proposed, therefore there would be no biodiversity gain from this application.

The application would create a detrimental effect to the appearance of Traps Hill.

Additionally, the proposed further bedroom in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1085/23

Officer: Alastair Prince

Location: 32 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Variation to conditions 2 'Plan no's' on planning permission EPF/2152/21 (Part two storey and party single storey rear extension. First floor front extension and raising of side roof to match main ridge)

The Committee had NO OBJECTION to this application.

439.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1099/23

Officer: Nathaniel Raimi

Location: 5 Whitehills Road, Loughton, IG10 1TS

Proposal: Certificate of lawful development for proposed Hip to Gable and dormer extension.

439.3 Others – provided for information only: EPF/1136/23 and EPF/1162/23

The Committee NOTED the information received from Epping Forest District Council.

PL440 Decisions

440.1 Decisions by Epping Forest District Council

The decisions for May 2023 were NOTED.

PL441 Licensing Applications

441.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of The Standard, 126 High Road, Loughton, IG10 4BE

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance

The existing conditions were imposed in respect of this licence following this establishment's history, whereby all three above grounds were breached, resulting in some very serious consequences. The Committee had no desire to return to such circumstances and could see no reason to change the existing conditions, which would result particularly, in a detrimental impact on the amenity of neighbouring residents in both Forest Road and Smarts Lane, by reason of public nuisance.

Members also requested that Enforcement Officers be made aware that the terrace area was already being used as a roof garden, without the 'proposed' planning permission being sought by the applicant.

PL442 Enforcement and Compliance

442.1 No reports had been received.

442.2 Fence erected in housing green space, next to 2 Harvey Gardens, IG10 2AD.

The Committee's attention had been brought to the above infraction. It was agreed that Epping Forest District Council's Enforcement Team would be advised of this.

If tenure of the said green space was proven to be the owner of the neighbouring property, members believed that a Change of Use should be applied for before the erection of any fencing was allowed on such land to prevent any precedent being set.

442.3 Protection of Loughton's Conservation Areas.

It was brought to the attention of the Committee that seemingly small changes were being made within the Conservation Areas of Loughton, namely Baldwins Hill, Staples Road and York Hill, from unauthorised changes made by householders and/or lack of enforcement, which when taken together had had an incremental deleterious change in the Conservation Areas.

The Committee invite Epping Forest District Council's Conservation Officers and Enforcement Team to be vigilant against these sorts of minor changes.

Signed:
Date: 26 June 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 June 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: W Kauffman (in the Chair)
P Abraham S Murphy G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

8 Members of the public

Cllr Kauffman welcomed everyone and advised that he would be chairing this evening's meeting in the absence of Cllr Davies.

PL443 Apologies for Absence

Apologies for absence were received from Cllrs Davies, Rainbow, and Riley. The Planning Committee Clerk advised that no substitutes had been nominated for this meeting.

PL444 Declarations of Interest

The Committee declared a non-pecuniary interest in the following matters:

1. Agenda item 4.2 – re-consultation EPF/0377/23 – 5 Nafferton Rise; and
2. Planning applications: EPF/1147/23 – 1 Colebrook Path, EPF/1173/23 – 22 Hatfields, EPF/1203/23 – 10 Pump Hill; and EPF/1270/23 – Rectory Lane, listed under agenda item 6.3 “Others”,
owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL445 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 12 June 2023 were CONFIRMED as a correct record and signed by the Chairman.

The Committee agreed to bring forward agenda item 4.2, Re-consultation: EPF/0377/23 – 5 Nafferton Rise, and Planning Application EPF/1203/23 – 10 Pump Hill, following “Confirmation of Minutes”, as members of the public present at the meeting had an interest in these matters.

PL446 Matters for Report

446.1 Re-consultation

The following planning application was CONSIDERED, and the plans inspected:

EPF/0377/23 – 5 Nafferton Rise, Loughton, IG10 1UB. Proposal: Part single-part two storey rear extension with Juliet Balcony, rear box dormer, front dormer, rear & front roof lights, single storey side extension, single storey front extension, and extended patio. *AMENDED PLANS & DESCRIPTION* – Min no PL385.1

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

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment, by reason of excessive scale and building to the boundary. The proposal was out of proportion and not in keeping with the existing design of this development, and it would lead to a terracing effect. The proposed roof lights would be out of character and the Juliet balcony would be intrusive on the amenity of the neighbours.

PL447 Planning Application

The following planning application was CONSIDERED, and the plans inspected.

447.1 Application No: EPF/1203/23

Officer: Marie-Claire Tovey

Location: 10 Pump Hill, Loughton, IG10 1RU

Proposal: Retrospective planning application for the part re-levelling of the garden and installation of a retaining wall to enable the construction of an open air swimming pool.

The proposed works are being undertaken to facilitate the pool confirmed as permitted.

The Committee NOTED the contents of two letters of objection.

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

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application and deemed the information supplied with this proposal was misleading, noting that Buckler Survey and Engineering carried out a land survey on 22 June 2022 prior to land being altered but this survey did not appear on this application. It was included in the previous planning application, EPF/2826/22 which was withdrawn. No proper sections regarding the slope of the land had been provided.

The raising of the land by 2m to accommodate the pool has resulted in significant overlooking for the occupiers of 12-18 Pump Hill. This loss of privacy is a gross imposition.

PL448 Matters for Report

448.1 Notices of Appeal

448.1.1 EPF/0197/23 – 1 Campions, Loughton, IG10 2SG. Proposal: Formation of a single floor (ground level) full width rear extension and corner infill to the rear side extension to join the new rear extension. Further small infill to the front of the property to bring the front of the side extension in line with the main building (Appeal Reference No: APP/J1535/D/23/3322147) – Min no PL365.1

The Committee NOTED the information received from Epping Forest District Council.

448.1.2 EPF/0695/23 – 35 Barfields, Loughton, IG10 3JH. Proposal: Single storey ground floor front and rear extension. two storey side and part first floor rear extension. (Appeal Reference No: APP/J1535/D/23/3322785) – Min No PL411.1
The Committee NOTED the information received from Epping Forest District Council.

448.2 Protection of the Historic Environment – Heritage Assets: Demolition of 32 Alderton Hill, IG10 3JB

In the absence of the Chairman, Cllr Davies, and Cllrs Rainbow and Riley, members AGREED to defer this item to the next meeting, to enable consideration of this issue by the full Committee.

Cllr Murphy declared a non-pecuniary interest in the following item, as she knows the applicant for this site, she would therefore not comment on this matter.

448.3 Appeal Hearing – 3312511 – 16 Station Road, LOUGHTON – Daylight Report.

The Planning Committee Clerk advised the Committee that notification had been received from Epping Forest District Council that a Daylight Report had been submitted by the applicant and accepted by the Planning Inspector. Comments on this report *only* were invited by the Planning Inspector by 30 June 2023.

The Committee had NO OBJECTION to this report.

448.4 Panel Invite: Licensing Application (variation) – The Standard, 126 High Road, Loughton, IG10 4BE – Min no PL441.1.

The Planning Committee Clerk advised the Committee that following its objection to the above, an invitation to attend a Panel Hearing on 11 July 2023 had been received from Epping Forest District Council to determine this application.

Having no further comments to add to its previous objection, members declined the invitation to attend the Determination Hearing for this licensing variation application.

PL449 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.28) Order 2023

The Committee NOTED the information received from Essex County Council regarding the above order.

PL450 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

450.1 Application No: EPF/1067/23

Officer: Kelly Sweeney

Location: 2 Longfield, Loughton, IG10 4EE

Proposal: Part single and part two storey extension to the front and to the rear, alterations to roof with rear dormer extension and internal alterations.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment, by reason of its bulk and height. The proposed extension was unattractive and out of keeping.

Application No: EPF/1070/23

Officer: Nathaniel Raimi

Location: 42 High Beech Road, Loughton, IG10 4BL

Proposal: First floor side and rear extension involving changes to the roof and installation of PV panels to the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1130/23

Officer: Caroline Brown

Location: 3 Avenue Gate, Loughton, IG10 4QN

Proposal: Demolition of rear conservatory and erection of single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1147/23

Officer: Mohinder Bagry

Location: 1 Colebrook Path, Loughton, IG10 2HW

Proposal: First floor side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1173/23

Officer: Kelly Sweeney

Location: 22 Hatfields, Loughton, IG10 1TJ

Proposal: Proposed conversion of front garden to driveway with dropped kerb.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that No 22 is located on a bend, making it dangerous if you were reversing off the drive onto the public highway. The proposed new crossover, whilst enabling up to three parking spaces at No 22 would, by reason of its width, reduce the opportunity for others to park in this part of Hatfields.

Application No: EPF/1224/23

Officer: Muhammad Rahman

Location: 2 Richmond Park, Loughton, IG10 4PQ

Proposal: Resubmission of approved application ref: EPF/1124/19 for the refurbishment and ground floor extension to house including loft conversion and two rear dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/1240/23

Officer: Robin Hellier

Location: 33 Wellfields, Loughton, IG10 1PA

Proposal: TPO/EPF/26/01

T1: Oak - Lateral crown reduction, as specified. Tidy stubs from previous work, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any

application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/1255/23

Officer: Sukhvinder Dhadwar

Location: Loughton Clinic, Doctors Surgery, 115 High Road, Loughton, IG10 4JA

Proposal: Change of use of private medical clinic to 1 bedroom flat with associated garden and parking

The Committee had NO OBJECTION to this application.

Application No: EPF/1256/23

Officer: Kelly Sweeney

Location: The Broadway, Burton Road, Loughton, IG10 3FR

Proposal: InstaVolt are proposing to install two rapid electric vehicle charging stations within the car park of The Broadway. Three existing parking spaces will become EV charging bays, along with associated equipment. One of the two EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 3 sides of the parking bay.

The Committee had NO OBJECTION to this application.

If the local planning authority was minded to approve this application, the Committee requested that a condition be imposed for the charging stations to be properly monitored and maintained to ensure they were available for public use at all times.

450.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1072/23

Officer: Alastair Prince

Location: 67 Baldwins Hill, Loughton, IG10 1SN

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

Application No: EPF/1084/23

Officer: Nathaniel Raimi

Location: 27 Broadstrood, Loughton, IG10 2SB

Proposal: Certificate of Lawful Development for proposed x 3 outbuildings.

Application No: EPF/1158/23

Officer: Muhammad Rahman

Location: 51 Algers Road, Loughton, IG10 4NF

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

Application No: EPF/1172/23

Officer: Kelly Sweeney

Location: 22 Hatfields, Loughton, IG10 1TJ

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/1179/23

Officer: Sukhvinder Dhadwar

Location: 5 Colson Path, Loughton, IG10 3QZ

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and roof light windows to front.

Application No: EPF/1221/23

Officer: Mohinder Bagry

Location: 25 Broadstrood, Loughton, IG10 2SB

Proposal: Certificate of Lawful Development for proposed new render, roof alterations including porch, installation of solar panels and changes to fenestration.

Application No: EPF/1271/23

Officer: Muhammad Rahman

Location: 35 Algers Road, Loughton, IG10 4NG

Proposal: Certificate of Lawful Development for proposed outbuilding.

450.3 Others – provided for information only: EPF/0914/23, EPF/1155/23, EPF/1233/23, and EPF/1270/23

The Committee NOTED the information received from Epping Forest District Council.

PL451 Decisions

451.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL452 Licensing Applications

452.1 Application for Pavement Licence – DIM T, 275-277 High Road, IG10 1AH

The Committee RATIFIED the comments submitted, under powers of delegated authority, in order to meet the statutory deadline, to Epping Forest District Council's Licensing Officer in respect of the above Pavement Licence application, which were:

"The Committee OBJECTED to this application on the grounds of:

3. The prevention of public nuisance

This is a residential area with flats above the restaurant, the proposed finishing time of 23:30 is too late and would result in a detrimental effect on the amenity of those residents from noise and air pollution (caused by smoking).

*The pavement outside this establishment is not wide enough to facilitate *4 tables and 8 chairs. The pavement width dimension is correct but there is a parking restriction notice pole near the kerb, at the southern end of the frontage and therefore the pathway would be restricted at this point.*

If the Council is minded to approve the licence, members requested that no more than 3 tables should be allowed to avoid the pole and strict adherence to 2 facing chairs, so as not to impinge on the pavement area. No outside seating should be allowed beyond 21:00 to protect the amenity of the residents in the flats above this establishment.

**The Committee would like to bring to the Licensing Authority's attention that the licensing application displayed on the EFDC website states 2 tables and 8 chairs, whereas the plans show 4 tables and 8 chairs."*

PL453 Enforcement and Compliance

453.1 Enforcement Report – Fence erected in housing green space, next to 2 Harvey Gardens, IG10 2AD – Min no PL442.2.

The Committee NOTED the following information received from Epping Forest District Council Enforcement Team in response to the above report:

"Your enforcement complaint reference FS-Case-524449510 isnt [sic] valid because: The owners of No2 do own this land. The erection of fence of up to 1m in height does not require planning permission, it is permitted development. The fence does not result in a change of use of the land. If they do incorporate it into their garden this would require permission. At present there is no breach."

Signed:
Date: 10 July 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10 July 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy W Kauffman
K Rainbow J Riley G Wiskin

Also present: D Wixley

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public

The Chairman welcomed those present to the meeting. The Committee AGREED to bring forward planning application EPF/0726/23 – Garage Site Burney Drive, after agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in this application.

PL454 Apologies for Absence

No apologies for absence had been received for this meeting.

PL455 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0646/23 – Garage site Castell Road; EPF/0726/23 – Garage Site Burney Drive, EPF/1364/23 – Corner Garth, Nursery Road; EPF/1367/23 – 15 Leaden Close, and EPF/1398/23 – 13 Stanmore Way; owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Davies declared a non-pecuniary interest in planning application EPF/0726/23 – Garage Site Burney Drive, as she lives within walking distance of this site and had alerted neighbouring residents to this proposal, most of whom had not received written notification from the local planning authority.

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

He also declared a non-pecuniary interest in planning applications: EPF/0646/23 – Garage Site Castell Road, and EPF/0726/23 – Garage Site Burney Drive, proposed developments by Epping Forest District Council upon which he had been consulted in his role as District Ward Councillor for Fairmead. He confirmed that as he was not a member of the Planning Committee he could not participate in any voting during this meeting.

PL456 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 26 June 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL457 Planning Applications

The following planning application was CONSIDERED, and the plans inspected.

457.1 Application No: EPF/0726/23

Officer: Muhammad Rahman

Location: Garage site Burney Drive, Loughton, IG10 2DU

Proposal: Demolition of existing garages and the addition of two new build flats (2 storey); 2 1B2P, designed to achieve Passivhaus standards, with new 3 no. parking spaces, standalone bin stores to the front of the property and private standalone cycle stores.

The Chairman informed the members of the public present with an interest in this application who had not received notification from the local planning authority, Epping Forest District Council, that they would not be able to participate in these proceedings, only observe, having not registered to speak at this meeting. They were however advised to submit written objections to the local planning authority.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the site was very closely surrounded by other dwellings. The proposed development would be out of scale and proportion to the surrounding houses and out of character with the area.

The proposed building would be too close to its neighbours, in particular those at 8 Colebrook Gardens. The occupiers of the development would also look into surrounding gardens and windows to the detriment of the privacy of those occupants, negatively impacting neighbours in Colebrook Gardens, Burney Drive and Goldingham Avenue, as well as negatively affecting their outlook.

There was a garage to the rear of Colebrook Gardens that backed onto the development site which was the sole access for the garage. No mention of this was in the planning application. The Committee noted and objected to the development because, as well as being overbearing, visually blocking and negatively impacting their outlook and amenity, No 9 Colebrook Gardens would also be losing access to their garage and an established right of way. Members also understood that the existing garages on this site were mainly in use, the loss of these garages would put added pressure on parking in Colebrook Gardens.

The proposed refuse strategy was considered flawed. The collection point was on a very narrow access. Cars would not be able to pass when bins were placed on the collection point without putting them on the private forecourt of No 7 Burney Drive.

Overall, this proposal was considered an unacceptable form of backland development. Members believed the site was not suitable to accommodate two storey flats, it might however be possible to accommodate single storey dwellings.

PL458 Matters for Report

458.1 Notices of Appeal

- 458.1.1 EPF/2650/22 – 77 Grosvenor Drive, Loughton, IG10 2LA.**
Proposal: Part 1 Single storey side extension (Appeal Reference No: APP/J1535/D/23/3319476) – Min no PL329.1
 The Committee NOTED the information received from Epping Forest District Council.
- 458.1.2 EPF/2583/22 – 43A Upper Park, Loughton, IG10 4EQ.**
Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension. (Appeal Reference No: APP/J1535/D/23/3319600) – Min No PL321.1
 The Committee NOTED the information received from Epping Forest District Council.

458.2 Protection of the Historic Environment – Heritage Assets: Demolition of 32 Alderton Hill, IG10 3JB – Min no PL448.2

This item had been listed for consideration by the Planning and Licensing Committee, following the recent loss of yet another historic building in Loughton, to discuss how character buildings outside Conservation Areas could be identified and protected by the local planning authority, Epping Forest District Council (EFDC).

Members acknowledged that Cllr Chris Pond had worked tirelessly in the past to get such buildings local listed status from the District Council.

The Committee suggested the following proposals be looked into in this regard:

1. Instruct an external consultant to carry out a study/report. However, the estimated cost for this would be in the region of £10/15k and with current financial stipulations was therefore considered an unlikely option.
2. Organise a competition, to be included in the Council newsletter, Think Loughton, and on its social media site, for residents to nominate suitable historic houses/buildings to seek local listed status for their protection. This would also identify resident interest and support for the project.
3. Open dialogue with neighbouring Parish Councils to see if they have similar issues that they would like to address and collaborate in such a scheme.

458.3 Licensing Applications

- 458.3.1 Licensing Application (variation) – The Standard, 126 High Road, IG10 4BE – Min no PL441.1**
 The Planning & Licensing Committee Clerk advised members of further information provided by the applicant in relation to this variation. The Committee had been asked, by the local authority licensing officer, at Epping Forest District Council, if it wished to withdraw its objection to this application, following receipt of this.

The Committee, having considered the additional information, maintained its original OBJECTION to this application.

458.3.2 Application for Pavement Licence – DIM T, 275-277 High Road, IG10 1AH – Min no PL452.1

The Planning & Licensing Committee Clerk informed the Committee that the local authority licensing officer at Epping Forest District Council had advised that the above licence had been approved, but with reduced hours:

ADDRESS: DIM T

275-277 High Road
Loughton
IG10 1AH

PERMITTED USE OF LICENCED AREA:

Four (4) Tables and Eight (8) Chairs
for the consumption of food and/or drink by other people

DAYS & TIMES: Sunday to Thursday 10:30 – 21:00

Friday to Saturday 10:30 – 22:00

This licence is valid from 28th June 2023 to 30th September 2023 and no right to its renewal by the Council can be assumed or is implied.

The Committee NOTED this information.

PL459 Pre-Application Consultation Proposed 5G Telecommunications Installation for Signal Infrastructure UK Limited

459.1 Proposed 15.0m Phase 8 monopole and associated ancillary works at: Chigwell Lane, Loughton, IG10 3TP

The Committee had NO OBJECTION to this proposal.

PL460 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

460.1 Application No: EPF/0646/23

Officer: Nathaniel Raimi

Location: Garage site Castell Road, Loughton, IG10 2LT

Proposal: Demolition of existing garages and the addition of four new build flats; 2 1B2P & 2 2B4P (2 storey), designed to achieve Passivhaus standards, with new 8 no. parking spaces, standalone bin stores to the front of the property, private standalone cycle store.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an unacceptable form of backland development.

The site was very closely surrounded by other dwellings. The proposed building would be too close to its neighbours, in particular the first floor terrace would overlook the garden of 6 Chester Green to the detriment of its occupants' privacy.

The refuse strategy was considered flawed with the collection point being located on a very narrow access. Cars would not be able to pass when bins were placed on the collection point and the safety of pedestrians using this narrow access would also be compromised.

Members expressed concern that there was no fire vehicle access for this site.

The Committee believed the site was not suitable to accommodate two storey flats, it might however be possible to accommodate single storey dwellings.

Application No: EPF/1273/23

Officer: Mohinder Bagry

Location: 31 Oscoda, Broadstrood, Loughton, IG10 2SB

Proposal: Conversion of the garage into a habitable room, new front window and first-floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1281/23

Officer: Kelly Sweeney

Location: 32, Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Rear extension with pitched roof and 2 rooflights. 2 additional frosted windows to side elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1291/23

Officer: Nathaniel Raimi

Location: 18 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Rear first floor extension, demolition of existing rear conservatory and erection of a new single storey rear extension with rooflight, change of roof from pitched to small crown, replacement of all windows and new front porch with gable detail.

The Committee OBJECTED to this application stating it was an overdevelopment, being over 50% larger than that of the original dwelling.

The rear first floor extension would result in a negative impact on the neighbours at no.5 Boleyn Close.

Application No: EPF/1293/23

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed replacement of existing dwelling with a new family dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment by reason of its excessive height resulting in losing the step of the road. The design was considered most inappropriate.

Further, the proposed increase in bedroom numbers in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1317/23

Officer: Mohinder Bagry

Location: 6, Tewkesbury Close, Loughton, IG10 3NT

Proposal: Erection of garden office

The Committee OBJECTED to this application stating that there should be no building on this area of land at all. The proposed summerhouse should be moved to within the boundary of the property rather than on this open space beside the dwelling. Members considered the proposal appeared to be a separate dwelling.

The Committee also questioned why the removed TPO'd tree had not been replaced with a suitable alternative and suggested the Tree & Landscaping Officer's attention should be drawn to this.

Application No: EPF/1347/23

Officer: Mohinder Bagry

Location: 32, Willingale Road, Loughton, IG10 2DB

Proposal: Modified and extended porch and single storey side extension.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this proposal, that the following conditions be imposed:

- i. the existing green hedge to remain
- ii. materials should match existing – i.e., brick only, as the proposed render would be out of keeping with the area.

Application No: EPF/1364/23

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of a letter of objection.

A vote was held regarding this application:
four members objected to the proposal and three members had no objection.

The Committee OBJECTED to this application on the basis of the proposed building coming forward onto High View Close. Being a double-fronted property, it should not project forward any further than it currently does onto either road. As such it would be an overdevelopment of the plot and harmful to the townscape of Nursery Road and High View Close.

The proposal by reason of the excessive expanse of glass to the rear would significantly increase light pollution, damaging the nearby forest.

Application No: EPF/1367/23

Officer: Caroline Brown

Location: 15, Leaden Close, Loughton, IG10 3FF

Proposal: Loft conversion with rear dormer extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the extra bulk on the roof by reason of its proximity would result in an unacceptable increased

sense of enclosure to the dwellings that back onto the side of the house, believed to be nos.11 and 13 Leaden Close.

Application No: EPF/1399/23

Officer: Muhammad Rahman

Location: 39, Albion Hill, Loughton, IG10 4RD

Proposal: Application for landscaping scheme including outdoor swimming pool, decking, and grass terraces, in pursuant with approved application EPF/0277/20.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application and the applicant's complete disregard for the planning approval conditions imposed under EPF/0277/20 to protect the amenity of the occupants of neighbouring properties.

The Committee OBJECTED to this application on the grounds that the pool was located too close to neighbouring properties affecting their amenity causing noise pollution; it had also resulted in an overdevelopment of the site. Members believed Enforcement action should be taken for the removal of the pool.

The Committee expressed concern that any proposed levelling of the site of this property should not be to the detriment of any neighbouring properties, resulting in either overlooking or flood risk.

Application No: EPF/1281/23

Officer: Kelly Sweeney

Location: 32, Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Rear extension with pitched roof and 2 rooflights. 2 additional frosted windows to side elevation.

The Planning & Licensing Committee Clerk confirmed that this application had been erroneously duplicated on the agenda. The Committee's comments for this application can be found at the top of page 5 of these minutes.

460.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1337/23

Officer: Alastair Prince

Location: 60 Southern Drive, Loughton, IG10 3BX

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

Application No: EPF/1344/23

Officer: Mohinder Bagry

Location: 32 Willingale Road, Loughton, IG10 2DB

Proposal: Certificate of lawful development for a proposed rear dormer with solar panels in connection with a loft conversion.

Application No: EPF/1394/23

Officer: Mohinder Bagry

Location: 64, Roding Road, Loughton, IG10 3EF

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Application No: EPF/1402/23

Officer: Nathaniel Raimi

Location: 130, Church Hill, Loughton, IG10 1LH

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/1405/23

Officer: Caroline Brown

Location: 45, Audley Gardens, Loughton, IG10 2EN

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

Application No: EPF/1423/23

Officer: Alastair Prince

Location: 67, Baldwins Hill, Loughton, IG10 1SN

Proposal: Certificate of lawful development for proposed porch.

460.3 Others – provided for information only: EPF/1227/23, EPF/1321/23 and EPF/1404/23

The Committee NOTED the information received from Epping Forest District Council.

PL461 Decisions

461.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL462 Licensing Applications

No licensing applications had come to the attention of officers.

PL463 Enforcement and Compliance

463.1 No reports had been received.

Signed:

Date: 24 July 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24 July 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the Public (from min no. PL468)

PL464 Apologies for Absence

No apologies for absence had been received for this meeting.

PL465 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application, EPF/1464/23 – 38 Church Hill, and agenda item 7.1.1, Street Trading Consent – next to bollards outside 222 & 224, High Road, Loughton, IG10 1ET, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Riley declared a non-pecuniary interest in planning applications EPF/1504/23 and EPF/1507/23 for 18 Albion Park, as he lives nearby.

PL466 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 10 July 2023, amended from those circulated to read:

- i. at Min No PL455, Declarations of interest, fourth paragraph:
“He confirmed that as he was not a member of the Planning Committee he could not participate in any voting during this meeting.”,
and
- ii. at Min No PL457.1 paragraph 5, at line 3, amended to include the additional sentence:
“... in the planning application. The Committee noted and objected to the development because, as well as being overbearing, visually blocking and negatively impacting their outlook and amenity, No 9 Colebrook Gardens would also be losing access to their garage and an established right of way. Members also understood ...”

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

PL467 Matters for Report

467.1 Licensing Panel Hearing: Licensing Act 2003: Application to Vary the Premises Licence in respect of The Standard, 126 High Road, Loughton, IG10 4BE

The Committee NOTED the information received from Epping Forest District Council. The Chairman confirmed that she would check her availability for the new hearing date and advise if she was able to attend to comment further on this application.

467.2 Article for Think Loughton: Drawing attention of planning and licensing applications to neighbours – Min no PL431.1 and PL433.2

The Planning and Licensing Committee Clerk advised members that following a request from the Committee, a short article would be included in the autumn edition of Think Loughton, the Town Council's newsletter, inviting residents to comment on planning and licensing applications that would affect their amenity, and where information to be considered by the Planning and Licensing Committee could be found on its website: [Planning & Licensing - Loughton Town Council \(loughton-tc.gov.uk\)](https://loughton-tc.gov.uk) along with the Councils Noticeboards sited around the Town.

The Committee NOTED this information, with a view to appraising this situation at a later date.

Upon the arrival of a member of the public at the meeting, the Committee AGREED to bring forward agenda item 7.1.1 as he had an interest in this application.

PL468 Licensing Applications

468.1 Street Trading Application

468.1.1 Application for Street Trading Consent - next to bollards outside 222 & 224, High Road, Loughton, IG10 1ET

The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application for a fruit and vegetable stall.

However, members supported the suggestion of the LRAPG that *"the license is granted temporarily for a year so that its impact can be assessed after this period. It is difficult at this stage to gauge how much congestion would be caused and how much litter generated"*.

The member of the public left the meeting.

PL469 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

469.1 Application No: EPF/1395/23

Officer: Mohinder Bagry

Location: 64 Roding Road, Loughton, IG10 3EF

Proposal: Ground Floor full width rear extension and a First Floor part width rear extension.

The Committee OBJECTED to this application on the grounds that it was overbearing, excessive in depth and would be an overdevelopment of the site, particularly if this proposal was approved by the local planning authority in association with planning application, EPF/1394/23 – Certificate

of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Members believed the extension should not step beyond the boundary/ footprint of the neighbour's extension.

Application No: EPF/1429/23

Officer: Kie Farrell

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: Replacement dwelling.

Members held a vote on this application:

Four members OBJECTED to this application and three members had NO OBJECTION.

The Committee OBJECTED to this application on the grounds that it was overbearing creating a negative impact on the neighbour's amenity. The proposal was out of keeping resulting in a negative impact on the street scene. The excessive glazing to the front and rear of the property would create light pollution. There would be no biodiversity gain from this application.

Members NOTED that they had previously submitted a strong objection to a Tree Application, EPF/2453/22, to fell a TPO'd Oak at this site, which had subsequently been approved by the local planning authority, with the following stipulation:

A replacement Beech tree at 16-18cm stem diameter at 1 metre above ground level, in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF, and Policy LL11 of the adopted Local Plan and Alterations 1998 & 2006.

With no replacement tree having been planted, the Committee requested that this matter be brought to the attention of the Tree Officer, and that no planning application be considered until this condition had been complied with.

Application No: EPF/1440/23

Officer: Muhammad Rahman

Location: 48 Valley Hill, Loughton, IG10 3AL

Proposal: First floor side extension, demolition of existing single storey element with existing conservatory and construction of part single part double storey rear extension with relocation of existing side entrance door.

The Committee had NO OBJECTION to this application.

Application No: EPF/1441/23

Officer: Alastair Prince

Location: 7 Appleton Road, Loughton, IG10 2HH

Proposal: Porch to front elevation. Single storey extension to side and rear.

The Committee had NO OBJECTION to this application.

As the two following planning applications, EPF/1442/23 and EPF/1477/23, were for the same property, the Committee AGREED to consider these matters together.

Application No: EPF/1442/23

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Ground floor part infill of existing unused undercroft area to a form boiler room and bicycle store.

The Committee had NO OBJECTION to this application.

Application No: EPF/1477/23

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing an existing side flat roof. Space created to be used as a small study.

The Committee OBJECTED to this application stating this proposal did not address the previous issues highlighted in Planning Application EPF/0561/23. The proposal would create a terracing effect and would negatively impact the amenity of the neighbours at no.14.

Application No: EPF/1454/23

Officer: Muhammad Rahman

Location: 41 Wellfields, Loughton, IG10 1PA

Proposal: Two storey side and rear extension to form annexe and loft conversion.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. It was overbearing and the excessive glazing to the rear of the property, along with the balconies all the way across, would create a negative impact on the outlook of the neighbours, and result in light pollution. The proposal would set an unwelcome precedent in the area.

Members noted that the drawings stated the proposal would increase the number of bedrooms from four to five, whereas there were in fact six bedrooms shown on the drawings. The proposed increase in bedroom numbers in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The Committee considered that the applicant was creating two separate dwellings, noting that the drawings showed two kitchens and two lounges on both the ground and first floors, with the configuration of the property facilitating two separate homes.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed that the extension/annexe remain ancillary to the main dwelling.

Application No: EPF/1464/23

Officer: Sukhvinder Dhadwar

Location: 38 Church Hill, Loughton, IG10 1LA

Proposal: Retention of Estate Agency on ground floor as existing and part change of use of basement to online pharmacy with separate side entrance.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the comments of the LRAPG, namely:

“The basement online pharmacy would share an entrance to a flat and would compromise the security of the occupier. It is unacceptable to have a shared entrance with a residence. There was insufficient information regarding deliveries: numbers and frequency. There is nowhere for delivery vehicles to park either. Notwithstanding this, the operation of the pharmacy would compromise the amenity of the neighbour at 40 Church Hill and an entrance to flats has to be passed to access the pharmacy. We also consider the pharmacy is too small and would not be viable.

Should you decide to grant permission we ask you condition any consent to control the hours of operation and to prevent customers visiting the premises on amenity grounds. We also suggest you add an informative reminding the applicant of the need to obtain consent for any signage which may not necessarily get consent.”

Members further noted that there were two accesses into the basement one of which was a means of escape / a fire exit, which would be impacted by this proposal.

Application No: EPF/1504/23

Officer: Robin Hellier

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/33/88

T2: Lawsons Cypress - Fell and replace, as specified.

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

Members NOTED that no replacement tree had been stipulated in the application as is required.

Members requested that the Tree Officer should visit the site to verify the information provided in both planning applications EPF/1504/23 and EPF/1507/23 and drew the attention of the Planning Officer to the

conditions outlined in Planning Application EPF/2832/16, regarding the redevelopment of this site in particular to the landscaping and trees.

Application No: EPF/1507/23

Officer: Robin Hellier

Location: 18 Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/02/89

T1: Horse Chestnut - Crown lift to up to 4m from ground level, as specified.

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

Members requested that the Tree Officer should visit the site to verify the information provided in both planning applications EPF/1504/23 and EPF/1507/23 and drew the attention of the Planning Officer to the conditions outlined in Planning Application EPF/2832/16, regarding the redevelopment of this site in particular to the landscaping and trees.

Application No: EPF/1510/23

Officer: Kelly Sweeney

Location: 95 The Lindens, Loughton, IG10 3HT

Proposal: Proposed loft conversion with rear dormer, floor plan redesign and all associated works at 95 Linden, IG10 3HT

The Committee OBJECTED to this application on the grounds that it would set an unwelcome precedent, noting that no other properties on this development had such extensions. The proposal was incongruous – a weird shape and would be out of character.

Also, the proposed increase of two further bedrooms in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1514/23

Officer: Muhammad Rahman

Location: 199 and 201 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of ground and first floor extension to both properties, installation of steel veranda to rear of 201 (Revised application to EPF/2756/22 and EPF/2758/22).

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this application that a condition be imposed for materials to match the original, in order to maintain the character and appearance of these dwellings.

Application No: EPF/1577/23

Officer: Robin Hellier

Location: 1 Wallers Hoppet, Loughton, IG10 1SP

Proposal: TPO/EPF/08/91

T1: Hornbeam - Crown reduce height by up to 2.5m, as specified and spread by up to 3m, as specified.

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

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

469.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1247/23

Officer: Mohinder Bagry

Location: 107 Roding Road, Loughton, IG10 3EJ

Proposal: Certificate of lawful development for a proposed rear single storey extension.

Application No: EPF/1488/23

Officer: Nathaniel Raimi

Location: 15 Southern Drive, Loughton, IG10 3BU

Proposal: Certificate of lawful development for proposed rear dormer and front roof lights in connection with a loft conversion.

Application No: EPF/1541/23

Officer: Caroline Brown

Location: 65 Colson Road, Loughton, IG10 3RL

Proposal: Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and roof light windows to the front.

469.3 Others – provided for information only: EPF/1475/23, EPF/1497/23, EPF/1545/23 and EPF/1559/23

The Committee NOTED the information received from Epping Forest District Council.

PL470 Decisions

470.1 Decisions by Epping Forest District Council

The decisions for June 2023 were NOTED.

PL471 Enforcement and Compliance

471.1 No reports had been received.

Signed:

Date: 7 August 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 August 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

5 Members of the Public

The Committee AGREED to bring forward in the agenda the following planning applications: EPF/1506/23 – Land and garages, Whitehills Road; and EPF/1547/23 – 69 Church Hill, after agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in these items.

PL472 Apologies for Absence

Apologies for absence had been received from Cllr Kauffman for this meeting.

PL473 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0979/23 – 16 Stanmore Way, and EPF/1667/23 – 87 Grosvenor Drive, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/1506/23 – Land and garages, Whitehills Road, as the speaker for this item was known to him.

PL474 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 24 July 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL475 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

475.1 Application No: EPF/1506/23

Officer: Ian Ansell

Location: Land and garages, Whitehills Road, Loughton, IG10 1TS

Proposal: Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application, believing nothing had changed from the previous planning application for this site, EPF/2503/22.

The Committee reiterated its previous comments – Min no PL353.1, which were:

“The Committee OBJECTED to this application stating the proposal was creating an industrial site. Members considered the height of the garages and surrounding wall to be excessive and out of keeping. This would have a negative impact on the amenity of the residents in neighbouring properties that border the site. Particularly 1 Elmores and those in Church Lane that backed directly on to the site.

Members also expressed concern for the established disabled access rights for the resident living behind at no 70 Church Lane.”

The Committee was now aware that residents at no 72 Church Lane also had established access rights via this site, which would be removed as a result this proposal, which was unacceptable.

Members noted that the applicant had stated that the height of the previous garages at this site could not be confirmed following their demolition. However, the garages had been London County Council standard built garages, many of which are still in situ in other parts of Loughton, particularly in the Debden area, all of which are 2.5m in height. The demolished garages can be viewed on Google maps in their historical form confirming this.

The proposal suggested an industrial/commercial use for the garages, which would require a change of use application. Members considered such use in this location would have an unacceptable negative impact on the amenity of neighbouring residents.

The Committee considered the details provided on the application form to be inaccurate and should therefore be re-submitted with correct information before the proposal can be properly considered.

Members also expressed concern that the application could negatively impact the neighbouring Oak View School, and that due to the current summer holidays, the school may not have had an opportunity to comment on this proposal.

The committee were also concerned that the applicant had removed the rear boundary walls of a number of neighbouring Church Lane properties, that backed onto the site. The applicant had as well, erected scaffolding and a fence on the neighbouring land, that encroached onto the neighbour's property and blocked their access gates.

Application No: EPF/1547/23

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Proposed Extension.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it was incongruous and would be an overdevelopment of the site.

Members noted that there had been several separate applications submitted for this site and considered this an unacceptable proposal of

“creep” to fill the site, resulting in a negative impact on the amenity of neighbours.

PL476 Matters for Report

476.1 Notice of Appeal

476.1.1 EPF/0599/23 – 14 Tycehurst Hill, Loughton, IG10 1BU.
Proposal: Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space. (Appeal ref no: APP/J1535/D/23/3324103) – Min no PL394.1
 The Committee NOTED the information received from Epping Forest District Council.

476.2 Licensing Panel Decision – The Standard, 126 High Road, IG10 3BE – Min no PL441.1

The Planning Committee Clerk informed the Committee that the following information had been received from Epping Forest District Council:

“Further to the hearing of the Councils Licensing Sub-Committee on 1st August 2023 to determine the above application.

I write to advise you that the decision of the Licensing Sub-Committee was to grant the application to vary the premises licence in respect of The Standard, 126 High Road, Loughton IG10 3BE.

The application was granted as set out in the application, but subject to the following amendment:

Last orders on the roof terrace are to be made by 9pm and the area is to close by 10pm.”

The Committee NOTED this information, and said it awaited the full planning application for the roof terrace at this site.

PL477 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

477.1 Application No: EPF/0843/23

Officer: Marie-Claire Tovey

Location: 8 Trevelyan Gardens, Goldings Hill, Loughton, Essex, IG10 2FB

Proposal: Extension to the side and rear of the property at the basement, ground, and first floor, continuing the existing language of the dwellinghouse.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The extension should not encroach on the boundary. The excessive amount of glass would create too much light pollution, which would be particularly detrimental due to the close proximity of this site to the Forest. This proposal would also create a negative impact on the neighbour’s amenity.

Also, the proposed two further bedrooms would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation

effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/0979/23

Officer: Marie-Claire Tovey

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of existing detached dwelling house, and replacement with a two storey detached dwelling house with part basement and rooms in the roofspace. New landscape works to the front and rear. New railings and gate along the street frontage. Front and rear landscape works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal was overbearing, it was bulky and the raising of the ridge height was too high. The application was too close to the boundary, it was out of keeping and would result in a detrimental impact on the street scene.

Also, the proposed new dwelling would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

In addition, the Committee supported the comments of the LRAPG, regarding this application, which were

"We object to this application.

It is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO2) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO2 emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO2. This proposed development will be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one will also impact on the EPSAC.

The recent Marks and Spencer decision at Oxford Street, W1 shows you do not need a current planning policy to resist the loss of embedded carbon now.

In addition, we object to the railings and gates which would be wholly out-of-character with this part of Stanmore Way. All the surrounding houses have low walls and no gates”.

Application No: EPF/1308/23

Officer: Kelly Sweeney

Location: 36 Chequers Road, Loughton, IG10 3PX

Proposal: Single storey side and rear extension.

The Committee OBJECTED to this application stating this proposal, by building onto the boundary, would create a terracing effect and would negatively impact the amenity of the neighbours.

Application No: EPF/1472/23

Officer: Robin Hellier

Location: 6 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: TPO/CHI/02/70/A1

T1: Poplar - Reduce lateral branches, on one overhanging branch @ 5m, by up to 2m as specified.

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

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

Application No: EPF/1491/23

Officer: Muhammad Rahman

Location: 1 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Erection of first floor side extension, single storey rear extension and loft conversion with rear dormer including three roof lights at front roof.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal was overbearing and would create a negative impact on the street scene. The excessive glazing in this proposal would create light pollution

The proposal was building to the boundary resulting in a detrimental effect on the neighbours. The extension should be subservient to the main dwelling. It should be stepped back on the right and be more in-keeping with the neighbours.

Application No: EPF/1499/23

Officer: Sukhvinder Dhadwar

Location: East 15 Acting School, Loughton Campus, Rectory Lane, Loughton, IG10 3RY

Proposal: Erection of security hut and relocation/replacement of two storage huts.

The Committee had NO OBJECTION to this application.

Application No: EPF/1500/23

Officer: Kie Farrell

Location: Skyhaven, 87 Oakwood Hill, Loughton, IG10 3EP

Proposal: Proposed part one, part two storey rear extension, floor plan redesign and all associated works.

The Committee OBJECTED to this application. The proposed balcony, floor to ceiling window, in the first floor rear bedroom was out of keeping and would have a negative impact on the amenity of the neighbours.

If the applicant replaced this fenestration with more standard sized windows the Committee would be willing to waive its objection.

Application No: EPF/1516/23

Officer: Muhammad Rahman

Location: 18 Roundmead Avenue, Loughton, IG10 1QB

Proposal: Single storey side to front extension.

The Committee OBJECTED to this application on the grounds that the proposed porch was incongruous and would be out of keeping with the character of this part of the street scene.

If the applicant removed the proposed porch from the application, retaining the character of the street scene, the Committee would be willing to waive its objection.

Application No: EPF/1522/23

Officer: Mohinder Bagry

Location: 1 Campions, Loughton, IG10 2SG

Proposal: Formation of 2 dormers as a minor detail to the front of the existing pitched roof to allow for access and natural light into the loft space.

The Committee had NO OBJECTION to this application.

Application No: EPF/1535/23

Officer: Kelly Sweeney

Location: 49 Wellfields, Loughton, IG10 1PA

Proposal: Rebuilt front wall with railings and piers and electronic sliding gate via existing crossover. Side railings on boundaries.

The Committee OBJECTED to this application stating the proposal would ruin the street scene in this part of Wellfields, where all neighbouring properties have low walls and no gates.

This application if approved would result in a completely negative impact on the street scene in this part of Wellfields, setting an unwelcome precedent.

Application No: EPF/1584/23

Officer: Muhammad Rahman

Location: Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS

Proposal: Advertisement consent for externally illuminated totem sign.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the illumination to be low wattage and that the sign be switched off after 9pm.

Application No: EPF/1601/23

Officer: Caroline Brown

Location: 5 Foxley Close, Loughton, IG10 2HU

Proposal: Demolish existing side extension and construct new side extension and front porch.

The Committee OBJECTED to this application stating the proposed porch should not come forward of the existing building line and the proposed extension should be subservient to the main dwelling.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed that the extension remain ancillary to the main dwelling.

Application No: EPF/1667/23

Officer: Nathaniel Raimi

Location: 87 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Proposed first floor rear extension, loft conversion with two small rear dormers and front roof light windows. (Revised application).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roof extension would imbalance the pair of houses. The additional massing and bulk would create a detrimental effect on the visual amenity of this part of Grosvenor Drive.

477.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1575/23

Officer: Alastair Prince

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Certificate of lawful development for proposed new window to replace garage door, alterations to existing window and door openings to rear and side elevations (ground floor)

Application No: EPF/1615/23

Officer: Muhammad Rahman

Location: 11 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Certificate of lawful development for a proposed rear dormer and front facing rooflights in connection with a loft conversion.

Application No: EPF/1639/23

Officer: Nathaniel Raimi

Location: 130 Pyrles Lane, Loughton, IG10 2NW

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/1692/23

Officer: Muhammad Rahman

Location: 51 Algiers Road, Loughton, IG10 4NF

Proposal: Certificate of lawful development for proposed side and rear extensions.

- 477.3 Others – provided for information only:** EPF/1602/23, EPF/1614/23, EPF/1650/23, and EPF/1654/23
The Committee NOTED the information received from Epping Forest District Council.

PL478 Decisions

- 478.1 Decisions by Epping Forest District Council**
No decisions notices had been received.

PL479 Licensing Applications

No licensing applications had come to the attention of officers.

PL480 Enforcement and Compliance

- 480.1 Appeal Decisions in respect of:**
Appeal A Ref: APP/J1535/C/22/3300111
Appeal B Ref: APP/J1535/C/22/3300112
Land at "Aura" 179-181 High Road, Loughton IG10 4LF
The Committee NOTED the information received from Epping Forest District Council in respect of the above, that the appeal had been dismissed by the Planning Inspector and the enforcement notice was upheld.
- 480.2 Appeal Decisions in respect of:**
Appeal A Ref: APP/J1535/C/22/3308500
Appeal B Ref: APP/J1535/C/22/3308501
Land at "Aura" 179-181 High Road, Loughton IG10 4LF
The Committee NOTED the information received from Epping Forest District Council in respect of the above, that the appeal had been dismissed by the Planning Inspector and the enforcement notice was upheld.

Signed:
Date: 29 August 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 29 August 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: J Riley (in the Chair)
P Abraham S Murphy K Rainbow
G Wiskin S Fontenelle (as substitute for Cllr Davies)
C C Pond (as substitute for Cllr Kauffman)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the Public

The Committee AGREED to bring forward in the agenda planning application, EPF/1648/23 - 23 Forest Way, after agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in this item.

PL481 Apologies for Absence

Apologies for absence had been received from Cllrs Davies and Kauffman. Cllrs Fontenelle and Pond had been nominated as their respective substitutes. Cllr Riley was nominated to Chair this meeting in the absence of Cllr Davies.

PL482 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/1431/23 & EPF/1432/23 - 103 York Hill; EPF/1581/23 - 16 Hillcrest Road; EPF/1648/23 - 23 Forest Way; EPF/1685/23 - Davenant Foundation School; EPF/1690/23 - 112-129 Connaught House; and EPF/1762/23 - 24 Wroths Path, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Pond stated that he had some previous knowledge of the planning application relating to Forest Way (EPF/1648/23). He declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

PL483 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 August 2023, amended from those circulated, at min no PL477.1 (second paragraph only of Committee's comments for EPF/1472/23) to read:

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

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

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

PL484 Planning Application

The following planning application was CONSIDERED, and the plans inspected.

484.1 Application No: EPF/1648/23

Officer: Frederique Caillat

Location: 23 Forest Way, Loughton, IG10 1JG

Proposal: To erect a 3 foot high wooden fence along the boundary between No 19 forest Way and the 2.1 metre strip of land, land owned by 23 Forest Way. We aim also to provide disabled access directly from Forest Way to the back garden of No 23. In addition, the proposal would provide easier access for our elderly neighbour who resides at No 11. The requirement for a fence is specified in the Land Registry document: Title number EX289454.

The Committee NOTED the contents of four letters of objection.

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

The Committee OBJECTED to this application, supporting the comments of the LRA Plans Group, which were:

"First of all, there are no details of the fence or gate, nor are there cross sections to show the gradient of the garden. It is wholly implausible to believe that the occupier of No 23 wishes to access their property via No 19 and walk around the back of that property when there is a direct and considerable shorter access. The gradient looks far too steep for disabled access, and it would appear steps will be needed at the foot of the garden. There is no detail of how No 11 Forest Way will be accessed either. There is a shed on the proposed pathway, yet there are no details about what will happen to it. We consider the planning application should have been made invalid for clarification of the above points. We also consider the certificate of ownership is incorrect because the owner of No 19 and No 11 should have been notified. If the occupier of No 11 needs disabled access it should be from their property at No 11. We also note there is no statement from the occupier of No 11 to explain why they need the access or support the access.

Notwithstanding the above, the proposal is unacceptable in principle. No 19 forms part of a pair of Grade 2 listed early 19th century cottages with No 21. The fence will eat into the garden of No 19 and impact on the setting of the listed cottage. The loss of curtilage of the listed cottage constitutes substantial harm under paragraph 201 of the NPPF. Paragraph 200 of the NPPF says "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification". The reasons given by the applicant are neither clear or convincing and therefore do not meet the tests under the NPPF.

We also consider this unnecessary path will also result in the further loss of hedging to the detriment of this part of the York Hill Conservation Area.

The insertion of the path will result in an unacceptable loss of privacy for the occupier of No 19 Forest Way.

The applicant refers to a land registry document which we note has not been provided and, in any event, is not a material consideration for planning purposes. We consider this might be an enabling proposal for a development on land to the rear.

Overall, this application should be refused on the grounds of insufficient information, loss of privacy, and for the impact on the setting and loss of curtilage of the listed building and this part of the York Hill Conservation Area.”

The Committee further noted planning law clearly states that each local planning authority has a duty to protect and encourage the enhancement of Conservation Areas. This proposal fails to do that; therefore, the Local Planning Authority should refuse it.

PL485 Matters for Report

485.1 Notice of Appeal

**485.1.1 EPF/0479/23 – 61 Baldwins Hill, Loughton, IG10 1SN.
Proposal: Loft conversion comprising replacement roof at a steeper pitch, rear facing dormer and front facing roof windows. (Appeal ref no: APP/J1535/ D/23/3324594) – Min no PL394.1**

The Committee NOTED the information received from Epping Forest District Council.

PL486 Tree Preservation Order

TPO/EPF/12/23 – At: 78 Algers Road, Loughton, IG10 4ND

The Committee NOTED the information received from Epping Forest District Council.

PL487 Parking Restrictions – The Summit, Loughton, IG10 1SW

Further information had been circulated to Councillors, received from Epping Forest District Council in respect of similar parking schemes that had been identified for Station Road, Pyrles Green and Langston Road.

The Committee stated that Loughton Town Council do not have the funds to contribute to such schemes. Members considered that the Parking Authority should concentrate on enforcing existing schemes.

Cllr Pond commented that he had attended a North Essex Parking Partnership (NEPP) meeting in May, where residents of The Summit had offered to finance the proposed scheme for that location.

PL488 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

488.1 Application No: EPF/1043/23

Officer: Caroline Brown

Location: 46 Wellfields, Loughton, IG10 1NY

Proposal: Proposed Conversion of the existing garage/office into a habitable room.

The Committee had NO OBJECTION to this application.

Application No: EPF/1169/23

Officer: Kie Farrell

Location: 11 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Ground floor rear extension, two storey side extension, and loft conversion.

The Committee OBJECTED to this application stating that whilst it did not create a terracing effect, the proposal was too close to the boundary and would result in a detrimental impact on the street scene whilst reducing the access.

The proposed loft conversion was considered an unattractive design and the Juliet balcony would affect the neighbour's amenity caused by overlooking. Standard sized windows would be preferable to ameliorate this.

Also, the proposed two additional bedrooms would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The Committee commented that if its concerns were addressed it would be willing to waive its objection.

The Committee AGREED to consider the following two planning applications, EPF/1431/23 and EPF/1432/23, together as they were linked.

Application No: EPF/1431/23

Officer: Sukhvinder Dhadwar

Location: 103 York Hill, Loughton, IG10 1RX

Proposal: Proposed Installation of External Fire Escape Stair
Proposed Installation of Internal Secondary Glazing to all Windows and Doors

Proposed Installation of Mechanical Supply and Extract Air including Air Conditioning

The Committee NOTED the contents of a letter of objection.

Application No: EPF/1432/23

Officer: Sukhvinder Dhadwar

Location: 103 York Hill, Loughton, IG10 1RX

Proposal: Grade II listed building consent for -
Proposed Installation of External Fire Escape Stair
Proposed Installation of Internal Secondary Glazing to all Windows and Doors

Proposed Installation of Mechanical Supply and Extract Air including Air Conditioning.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to both of these applications, supporting the comments of the LRA Plans Group, which were:

“We consider the fire escape is an unacceptable intervention to this grade 2 listed building. The applicant says it is required under building regulations, but no evidence has been provided and, in any event, there are better solutions that are less harmful to the special character of the listed building.

This is the Gardners Arms pub which has had previous form of unauthorised works and there has been on-going complaints about noise and anti-social behaviour. If the council is minded to grant permission, we ask a condition is imposed to prevent the access from being used by patrons or for servicing the function room or any other part of the premises; restricting the access for means of escape only. This is in order to protect the amenity of neighbours.

We also consider white powder coat aluminium is an inappropriate material for the secondary glazing on a listed building; instead it should be finished in timber.

There appears to be no external elevations of the air conditioning extracts, however we consider the amount of intervention to install the equipment is harmful to the fabric of the listed building.”

The Committee further stated that as the building is listed and located in the York Hill Conservation Area, the local planning authority has a duty to protect and encourage the enhancement of Conservation Areas. This proposal fails to do that; therefore, the Local Planning Authority should refuse it.

Application No: EPF/1581/23

Officer: Nathaniel Raimi

Location: 16 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Single storey extension to garage at front of property and a change of ridge height to front hipped roof. Double storey extension to the rear of the property along with re-configuration of internal layout.

Landscaping of garden and addition of garden room.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. It was overbearing and would create a negative impact on the street scene. The excessive glazing in this proposal would be detrimental to this part of Hillcrest Road, creating light pollution and overlooking which would affect the amenity of the neighbours.

Also, the proposed two additional bedrooms would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed that the garden room remain ancillary to the main dwelling.

Application No: EPF/1647/23

Officer: Sukhvinder Dhadwar

Location: 36 and 38 Pyrles Lane, Loughton, IG10 2NN

Proposal: Proposed single storey rear extension at rear of 36 and 38 Pyrles Lane.

The Committee had NO OBJECTION to this application.

Application No: EPF/1685/23

Officer: Ian Ansell

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Erect demountable buildings for provision of classrooms/support area.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Whilst members had no objection to a temporary classroom because of the flooding, three years was considered too long to allow for the repair or replacement of the existing damaged sixth form building. Having only recently replaced four long standing demountable buildings on site, it was disappointing another set of temporary buildings was being sought.

This is on Green Belt Land and the buildings result in the loss of all-weather courts. The building would also impact on the openness of the Green Belt and therefore should be kept to a minimum period of time because of the harm caused.

Members requested that the council should give the school temporary consent for a maximum period of two years, seeking assurances that the works to the existing sixth form building be carried out in this time.

Application No: EPF/1690/23

Officer: Ian Ansell

Location: 112-120 Connaught House, High Road, Loughton, IG10 4HJ

Proposal: External alterations of the building including amendments to the fenestration and introduction of a central lightwell.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the loss of character.

Members NOTED and supported the comments and proposals of the LRA Plans Group in respect of this application, which were:

“We object to this application.

We objected to the prior approval application for 18 flats and, also note Loughton Parish council objected as well, however the officer report said they did not object. We would like to know why the Parish Council objection was misreported in the officer report.

One of our objections was to do with the light levels to the new flats; now we have an application for windows to address this because the lighting levels are too poor.

We note none of our objections were covered in the officer report and conditions were added that are beyond the scope of a prior approval application. We remind you of the LGA and PAS guidance "Probity in Planning" which advises that because of decisions made in the courts and the ombudsman, officer reports "*should be accurate and should include the substance of any objections and other responses received to the consultation*".

We would like this application to be reported to committee and to:

1. Cover the objections from the Parish Council and LRA Plans Group to the previous application and properly report why officers disagreed.
2. Explain why the Parish Council objections were misreported."

Application No: EPF/1691/23

Officer: Kelly Sweeney

Location: 37 Rectory Lane, Loughton, IG10 1NZ

Proposal: Removal of existing side garage. Excavation of frontage with new retaining walls to facilitate two car parking spaces off road. Proposed first floor side extension over existing ground floor side extension. Proposed single storey side extension. Replacement of flat roof on single storey rear extension with pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1698/23

Officer: Mohinder Bagry

Location: 1 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Proposed 2 x front dormers.

The Committee OBJECTED to this application, believing that viewed together with the proposal submitted under Deemed Permission, EPF/1697/23, for this dwelling, it would be out of character leading to a detrimental impact on the street scene. Members also expressed a concern for the impact on the amenity of the neighbours caused by overlooking.

Application No: EPF/1706/23

Officer: Mohinder Bagry

Location: 37 Meadow Road, Loughton, IG10 4HY

Proposal: 'Variation of condition 2 'plan numbers' of EPF/1591/20 - Demolish existing rear utility room & wc & erection of a new single storey utility room/wc with of depth 5.3m from previously approved depth of 4.1m with resultant roof height increase & orangery. **** Amended Description – Re-consultation****

The Committee had NO OBJECTION to this application.

Application No: EPF/1724/23

Officer: Mohinder Bagry

Location: 114 Willingale Road, Loughton, IG10 2DA

Proposal: Front Side Extension.

The Committee OBJECTED to this application believing that viewed in conjunction with the proposal submitted under Deemed Permission,

EPF/1720/23, for this dwelling, there would be an increasing sense of enclosure to the street scene. The proposal would negatively affect the amenity of the neighbours.

Application No: EPF/1762/23

Officer: Nathaniel Raimi

Location: 24 Wroths Path, Loughton, IG10 1SH

Proposal: Construction of single storey rear and side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed zinc clad structure was an inappropriate use of materials and would be out of keeping with this part of the Baldwins Hill Conservation Area. Finishing materials should match the original.

This proposal would neither conserve or enhance the Conservation Area and should therefore be refused.

Members stated however, if the applicant considered a more appropriate cladding material, the Committee would be willing to waive its objection.

488.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1697/23

Officer: Mohinder Bagry

Location: 1 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for a proposed single storey rear extension and loft conversion with rear dormer window and front rooflights.

Application No: EPF/1717/23

Officer: Nathaniel Raimi

Location: 115 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Certificate of lawful development for extension to existing outbuilding into an office and storage room.

Application No: EPF/1720/23

Officer: Mohinder Bagry

Location: 114 Willingale Road, Loughton, IG10 2DA

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Application No: EPF/1737/23

Officer: Caroline Brown

Location: 45 Hillcroft, Loughton, IG10 2PS

Proposal: Certificate of lawful development for a proposed single storey side extension.

Application No: EPF/1763/23

Officer: Muhammad Rahman

Location: 103 and 105 Church Hill, Loughton, IG10 1QR

Proposal: Certificate of Lawful Development for proposed removal of single storey extension and erection of two storey extension.

- 488.3 Others – provided for information only: EPF/1636/23, EPF/1732/23, EPF/1741/23, EPF/1746/23, EPF/1789/23, EPF/1800/23, and EPF/1842/23**
The Committee NOTED the information received from Epping Forest District Council.

PL489 Decisions

- 489.1 Decisions by Epping Forest District Council**
The Committee NOTED the decisions for July 2023.

PL490 Licensing Applications

- 490.1 Application for a Pavement Licence - Greggs, 45 The Broadway, Loughton, IG10 3SP – Ratification of the Planning and Licensing Committee's submitted comments.**
The Committee RATIFIED the comments submitted, under delegated powers, to the licensing authority in respect of the above application, in order to meet time constraints, which were:

“Loughton Town Council's Licensing Committee is supportive of this proposed application, provided the number of permissible external chairs of 6 is adhered to.”

PL491 Enforcement and Compliance

- 491.1 Enforcement Report – EPF/1506/23: Land and garages, Whitehills Road, Loughton, IG10 1TS – Min no PL475.1**
Following the Committee's previous comments submitted to the Enforcement Department at Epping Forest District Council in respect of the above planning application, the information below was received and conveyed to members:

“Concerning the matters raised by the parish council, I would note that the demolition of a wall would not require planning permission. Additionally, construct of walls, fences and other means of enclosure up to a height of 2m away from a highway can take place as ‘permitted development’, meaning that express planning permission is not required from the local planning authority.

If temporary structures, such as scaffolding, have been sited or fences constructed and walls removed on land without the landowner's permission, this will be a civil matter that the effected parties need to resolve, being a case of trespass, and not a matter that the Council could take enforcement action against. It may be that the parties seek legal advice if a resolution cannot be found through discussions.”

Signed:
Date: 11 September 2023

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 September 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Kauffman S Murphy K Rainbow
J Riley G Wiskin
B Cohen (as substitute for Cllr Abraham)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL492 Apologies for Absence

Apologies for absence had been received from Cllr Abraham, Cllr Cohen had been nominated as his substitute for this meeting.

PL493 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0143/23 - 83 Baldwins Hill, EPF/1114/23 - 5 Whitehills Road, EPF/1772/23 - Land Chequers Road, EPF/1815/23 - 25 Lower Park Road, EPF/1811/23 - 21 Wellfields, EPF/1852/23 - 16 Eleven Acre Rise, along with agenda item 9.1.1 – Licensing Application: Fresko, 27 The Broadway, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL494 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 August 2023, amended from those circulated, to read at Min No PL488.1, in respect of planning application – EPF/1762/23, 24 Wroths Path: “Baldwins Hill Conservation Area” rather than “York Hill Conservation Area”, were CONFIRMED as a correct record and signed by the Chairman.

PL495 Matters for Report

495.1 Notices of Appeal

495.1.1 EPF/0144/23 – 7 Brooklyn Avenue, Loughton, IG10 1BL.
Proposal: Proposed detached 3 bedroom dwelling in an existing side garden (Re-submission of EPF/1306/21. (Appeal ref no: APP/J1535/ W/23/3322092) – Min no PL362.1
The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:
“The Committee NOTED the contents of six letters of objection.

A neighbour registered to speak against this item sent apologies following their spouse being taken unwell. Written comments were sent for consideration by the Committee.

The agent for the applicant of this proposal addressed the meeting.

The Committee OBJECTED to this application stating the proposal was the same as the previous application considered, under EPF/1306/21.

The Committee supported the refusal reasons of the local planning authority and reiterated its previous comments, which were (Min no PL7.1):

“The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.”

Members disputed the findings of the Inspector, regarding the parking stress in this road, and noted that his visit coincided with parking restrictions being in place during that time.”

- 495.1.2 EPF/0767/23 – 14 Brook Road, Loughton, IG10 1BW.**
Proposal: Conversion of loft space into bedroom and bathroom, hipped roof changed to gable end, front and rear dormer windows, 4no. roof windows. Internal ground reconfiguration with 3no. sets of bi-folding doors to rear elevation, replacing existing doors and windows. (Appeal ref no: APP/J1535/ D/23/3324842) – Min no PL420.1
 The Committee NOTED the information received from Epping Forest District Council.

PL496 Town And Country Planning Act 1990 (as amended)

The following planning application was CONSIDERED, and the plans inspected.

496.1 Application No: CC/EPF/74/23

Proposal: Construction of new hard surfaces to provide 2no. play areas and extension to existing pathway

Location: White Bridge County Primary School, Greensted Road, Loughton, Essex, IG10 3DR

The Committee had NO OBJECTION to this application.

PL497 Pre-Application Consultation: Installation of Mobile Mast Equipment – Epping Forest College, Block 8, Borders Lane, Loughton, IG10 3SA [Ref: GP/MBNL/93888]

The Committee had NO OBJECTION to this application.

PL498 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

498.1 Application No: EPF/0143/22

Officer: Muhammad Rahman

Location: 83 Baldwins Hill, Loughton, IG10 1SN

Proposal: Proposed two storey side extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that, whilst the general design of the extension was considered acceptable, the

proposed fenestration consisted of an excessive amount of glazing which would be detrimental to this part of Baldwins Hill, where the existing fenestration size and patterns were small to modest. The excessive glazing would result in light pollution when illuminated in the evening and would not be sustainable requiring more air conditioning.

Members commented that if the proposal continued with the existing fenestration ratio it would be more acceptable.

Application No: EPF/1114/23

Officer: Caroline Brown

Location: 5, Whitehills Road, Loughton, IG10 1TS

Proposal: Single storey front/ wrap around side extension with a wrap around 2 x storey rear extension. First Floor rear infill extension. Hip to Gable extension to main roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed rear extension was an overdevelopment, by reason of its height and bulk. Members considered the proposal was of poor design, the fenestration and proposed cladding was wholly out of keeping with the street scene; the fronts of the houses in this relatively small area form a coherent and pleasant whole, this proposal would be jarring and out of character.

Application No: EPF/1291/23

Officer: Nathaniel Raimi

Location: 18, Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Rear first floor extension, demolition of existing rear conservatory and erection of a new single storey rear extension with rooflight, change of roof from pitched to small crown, replacement of all windows and new front porch with gable detail.

The Committee OBJECTED to this application stating it was overbearing, being over 50% larger than that of the original dwelling. The rear first floor extension would result in a negative impact on the neighbours at no.5 Boleyn Close. The proposal would be out of keeping with the street scene.

Application No: EPF/1769/23

Officer: Mohinder Bagry

Location: 37 Hillcrest Road, Loughton, IG10 4QH

Proposal: Proposed rear and side extensions. Hip to gable roof extension with loft conversion.

The Committee OBJECTED to this application stating that whilst the front elevation design was acceptable, the roof height was excessive, it did not follow the natural slope of the road resulting in the loss of the gradient of the roofs.

The rear elevation consisted of excessive glazing, particularly at first floor level with the proposed balcony, which was considered unacceptable, resulting in a negative impact on the neighbours at nos 35 and 39 caused by overlooking. The excessive glazing would also result in light pollution.

Application No: EPF/1772/23

Officer: Marie-Claire Tovey

Location: Land Chequers Road, Loughton, IG10 3PU

Proposal: The existing land will be developed with a relocated substation and landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the proposed flat asphalt roof for the substation was of poor design and would not have a sufficient lifespan. If the proposal for the substation had a pitched roof with good quality clay tiles, members would be minded to waive their objection.

Application No: EPF/1780/23

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of a small important green corner plot which ignored the fact that it was opposite the forest. It was overbearing and would create a negative impact on the street scene.

Application No: EPF/1811/23

Officer: Alastair Prince

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Retrospective consent for 4 no linked air conditioning units to the side of the house.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the existing siting of the air conditioning units creates a negative visual impact for the neighbours at no 19 Wellfields. Should the existing hedge be cut back or lost, the units would be highly visible from the road. The Committee was also concerned about the noise and heat emanating from the units and believed that four units was excessive for a property of this size. Each of these points could have a negative impact on the amenity of the neighbour.

The units should be relocated to the rear elevation of the dwelling site where they will only be readily visible from the occupants' own garden.

The accuracy of the drawings provided was also questioned as there are windows on the side elevation which are not shown on the drawings and the pitched roof of the rear extension is drawn as a sheer wall on the elevation. Officers are asked to check the drawings for accuracy.

Application No: EPF/1815/23

Officer: Muhammad Rahman

Location: 25 Lower Park Road, Loughton, IG10 4NB

Proposal: Loft conversion with rear dormer and 5 roof lights to existing front roof slope, 1st floor side extension and alterations to existing single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the loss of character to the street scene that it would have on this pair of semis.

No 25 forms part of a pair of dwellings with that of No 27 which has been extended sympathetically. The proposed change to the roof form would be detrimental to the townscape and this part of Lower Park Road. The applicant should consider matching the extension to No 27.

Application No: EPF/1816/23

Officer: Caroline Brown

Location: 9 Alderton Rise, Loughton, IG10 3HL

Proposal: Conversion of existing garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1852/23

Officer: Muhammad Rahman

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Installation of air conditioning condenser units (6 in total - 3 per house) to the pair of new houses.

The Committee NOTED the contents of three letters of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, supporting the comments of the Loughton Residents Association Plans Group, which were:

“The Environmental Noise report concludes that, without mitigation measures the noise levels at night would be above the acceptable level. Given the sorry history of this development, it is essential that the mitigation measures be put in place and conditioned. We ask the plant be soundproofed to a level that will ensure neighbours are not disturbed in the evening. A condition limiting the times of operation is not a suitable alternative because it will be almost impossible to enforce. We also consider any plant above ground floor level on the side elevation is unacceptable on visual amenity grounds.”

Members also drew the attention of the planning officer to the comments of the neighbours at no 17, regarding the ongoing Enforcement issues with this proposal site and the accuracy of the survey and proposed mitigation in this application which was based on measurements that have been declined and which could alter should Enforcement action be taken.

Application No: EPF/1891/23

Officer: Muhammad Rahman

Location: 8, Stanmore Way, Loughton, IG10 2SA

Proposal: Application for Variation of Condition 2 on EPF/2260/22 and EPF/0483/22. (The replacement of an existing house)

The Committee OBJECTED to this application considering the proposal amounted to more than just a “Variation of Condition 2”. Members believed a fresh full planning application should be submitted for this proposal.

Application No: EPF/1892/23

Officer: Robin Hellier

Location: 27 High Road, Loughton, IG10 4JJ

Proposal: TPO/EPF/10/94 (Ref: T2)

T1: Wellingtonia - Reduce lowest branch, as specified.

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

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

Application No: EPF/1898/23

Officer: Nathaniel Raimi

Location: 22 Coteford Close, Loughton, IG10 2NT

Proposal: Proposed single storey rear extension including single storey to side (revised application to EPF/0800/23)

The Committee had NO OBJECTION to this application.

498.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1796/23

Officer: Sukhvinder Dhadwar

Location: White Bridge County Primary School, Greensted Road, Loughton, IG10 3DR

Proposal: Certificate of lawful development for a proposed single storey building and fencing.

Application No: EPF/1822/23

Officer: Kie Farrell

Location: 10 Firs Drive, Loughton, IG10 2SL

Proposal: Certificate of Lawful Development for proposed loft /roof extensions to existing roofs of detached chalet bungalow.

498.3 Others – provided for information only: EPF/1559/23, EPF/1850/23, EPF/1851/23, and EPF/1939/23

The Committee NOTED the information received from Epping Forest District Council.

PL499 Decisions

499.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL500 Licensing Applications

500.1 Application for a new Premises Licence – Fresko, 27 The Broadway, Loughton, IG10 3SP

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

PL501 Enforcement and Compliance

501.1 Enforcement Report: Appeal Decisions in respect of:

Appeal A Ref: APP/J1535/C/22/3300111

Appeal B Ref: APP/J1535/C/22/3300112

Land at "Aura" 179-181 High Road, Loughton IG10 4LF – Min no PL480.1

Appeal Decisions in respect of:

Appeal A Ref: APP/J1535/C/22/3308500

Appeal B Ref: APP/J1535/C/22/3308501

Land at "Aura" 179-181 High Road, Loughton IG10 4LF – Min no and PL480.2

Following a report from the Planning Committee to the Enforcement Department at Epping Forest District Council (EFDC) regarding the owner's non-compliance with the Planning Inspector's appeal decisions, the Enforcement Officer at EFDC advised as below:

"The owner(s) have requested an extended period of time to allow for compliance in the removal of the dining area developed onto the rear elevation & extraction system. Although the council believe the time requested excessive a period of thirteen weeks from mid-august has been agreed.

The matter of the extraction system is also under consideration with the solicitors as clearly the business cannot operate otherwise. The council are aware that the owner(s) of Aura are in breach of the requirements of the notice(s) and can be prosecuted for failing to comply under section 179 TTCPA 1990."

The Committee NOTED the above information.

Signed:
Date: 25 September 2023

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 September 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the Public

The Committee AGREED to bring forward agenda item 7.1.1 – Licensing Application for St John the Baptist Church Hall and Field, Church Lane, after agenda item 3 – Confirmation of Minutes, as members of the public present at this meeting were interested in this item.

PL502 Apologies for Absence

No apologies for absence had been received for this meeting.

PL503 Declarations of Interest

The Committee declared a non-pecuniary interest in agenda item 4.1.1, Notice of Appeal, EPF/1822/22 – 13-15a Alderton Hill; Planning Application, EPF/1935/23 – 31 Staples Road; and agenda item 7.1.1, Licensing Application – St John the Baptist Church Hall and Field, Church Lane, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllrs Rainbow, Abraham, Murphy, and Davies declared a non-pecuniary interest in agenda item 7.1.1, Licensing Application – St John the Baptist Church Hall and Field, Church Lane, as they knew the applicant, who was present at the meeting.

PL504 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 11 September 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL505 Licensing Applications

505.1 Application for a new Premises Licence – St John the Baptist Church Hall and Field, Church Lane, Loughton, IG10 1PD

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance:

The supply of alcohol, live music, recorded music, and dance performances both inside a building and externally on the Church field would cause

excessive harm to the living conditions of the occupiers of neighbouring dwellings. The church hall and the field are surrounded by residential properties. Parking stress in this area is already problematic, and this application would inevitably exacerbate that.

Members believed that in its current form the application was too open-ended, resulting in it being open to abuse / able to be taken advantage of, to the detriment of local residents, whose amenity would be negatively impacted by noise from the events; and from patrons leaving the premises, causing disturbance to the occupiers of surrounding homes and other residents in the vicinity, particularly during the summer months when bedroom windows are normally open.

The Committee requested that the applicant submit a new application with more limited periods to be covered by the licence, suggesting that outdoor events be limited to five per year and the days and hours that the licence was operative to be more restricted, in order to limit any potential disturbance to neighbours.

PL506 Matters for Report

506.1 Notice of Appeal

506.1.1 EPF/1822/22– 13-15a Alderton Hill, Loughton, IG10 3JD.
Proposal: Proposed demolition of existing buildings at nos. 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons' apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, car and cycle parking and all associated ancillary works & structures. (Appeal ref no: APP/J1535/W/23/3327649) – Min no PL271.1

The Committee NOTED the contents of a letter of objection.

The Committee supported the refusal reasons of the local planning authority (Epping Forest District Council) and reiterated its previous comments (slightly amending the final paragraph) which were:

"The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the bulk, height, and amount of garden grabbing that this development proposes is unacceptable and will impact harmfully on the character and appearance of the street scene.

Alderton Hill is characterised by large two or three-storey single-occupation houses with large gardens. The Committee consider that this development would constitute an incongruous form that will be detrimental to the character of the area with stark monolithic three or four storeys facing Alderton Hill and up to six storeys at the rear.

A significant increase in vehicular movement will lead to increased car pollution and a subsequent impact on the air quality to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation."

PL507 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

507.1 Application No: EPF/1935/23

Officer: Caroline Brown

Location: 31 Staples Road, Loughton, IG10 1HR

Proposal: Removal of the existing front door and the reinstatement of the (in situ) recessed door as the front door to the dwelling, the replacement of the first floor front windows and the removal of the flashing from the front elevation of the dwelling.

The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application.

Application No: EPF/1958/23

Officer: Kelly Sweeney

Location: 33 River Way, Loughton, IG10 3LJ

Proposal: Single storey rear pitch roof extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1985/23

Officer: Muhammad Rahman

Location: Car Park, Traps Hill, Loughton, IG10 1SZ

Proposal: InstaVolt are proposing to install two rapid electric vehicle charging stations within the Traps Hill Car Park. Four existing parking spaces will become EV charging bays, along with associated equipment. One of the two EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 3 sides of the parking bay.

The Committee had NO OBJECTION to this application.

However, members expressed concern that the proposed bays be checked to ensure they were large enough and positioned correctly for ease of use.

Application No: EPF/1990/23

Officer: Robin Hellier

Location: 50 Ollards Grove, Loughton, IG10 4DW

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Oak - Fell and replace, as specified.

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

Members requested that should the Tree Officer be minded to support this application, that a replacement tree of similar species be ordered to replace the felled tree.

Application No: EPF/2018/23

Officer: Robin Hellier

Location: 3 Woodbury Hill, Loughton, IG10 1JB

Proposal: TPO/CHI/02/68 (Ref: A1)

T1: Monterey Pine – Selective prune of laterals against property by up to 2m, as specified.

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

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

507.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0851/23

Officer: Mohinder Bagry

Location: 75 Smarts Lane, Loughton, IG10 4BU

Proposal: Certificate of lawful development for a proposed loft conversion with a side dormer.

**** The Committee considered this application should be deemed unlawful and that a full planning application be submitted. The proposal included 2 additional bedrooms; and would cause overlooking resulting in a loss of amenity for neighbours. The proposal failed to enhance the street scene. ****

Application No: EPF/1913/23

Officer: Kie Farrell

Location: 77 The Drive, Loughton, IG10 1HL

Proposal: Certificate of lawful development for proposed rear dormer in connection with existing loft conversion and single storey ground floor side extensions.

Application No: EPF/1934/23

Officer: Mohinder Bagry

Location: 7 Avondale Drive, Loughton, IG10 3BZ

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/1957/23

Officer: Mohinder Bagry

Location: 89 Avondale Drive, Loughton, IG10 3DE

Proposal: Certificate of lawful development for a proposed rear dormer and front roof lights in connection with a loft conversion.

Application No: EPF/1963/23

Officer: Ian Ansell

Location: Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Certificate of lawful development for proposed fire risk appraisal of external wall construction and cladding and associated remedial works. Reinstatement finishes to match existing.

Application No: EPF/1982/23

Officer: Nathaniel Raimi

Location: 4A The Croft, Loughton, IG10 2PP

Proposal: Certificate of lawful development for a proposed rear dormer volume and front roof lights in connection with a loft conversion.

Application No: EPF/2000/23

Officer: Nathaniel Raimi

Location: 130 Church Hill, Loughton, IG10 1LH

Proposal: Certificate of lawful development for existing single storey extension.

507.3 Others – provided for information only: EPF/1968/23 and EPF/2045/23

The Committee NOTED the information received from Epping Forest District Council.

PL508 Decisions

508.1 Decisions by Epping Forest District Council

The decisions for August 2023 were noted.

A member of the Committee informed colleagues that it had come to his attention that other Parish / Town Councils compared the decisions of local planning authorities with their own comments, challenging decisions that opposed their own. This gave local councils greater understanding, enabling them to strengthen their arguments.

The Committee acknowledged that this was a good idea, however, due to the number of applications Loughton received this would probably be too onerous for this Committee to adopt. Members noticed that the local planning authority had been more aligned to the Committee's comments regarding a number of recent decisions, which was commended.

PL509 Enforcement and Compliance

No Enforcement notices had been received.

A member of the Committee advised that he had contacted Nigel Richardson, the Planning Service Director, regarding the Enforcement action against Aura, 179 High Road, and the decision to extend the time limit for enforcement action to be taken.

The Committee CONFIRMED it would monitor this situation closely and follow-up, should the owners fail to comply with the direction in respect of the outside structure and ventilation units.

Signed:

Date: 9 October 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 October 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
J Riley

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the Public

The Committee AGREED to bring forward planning application, EPF/1966/23 – 39 Albion Hill, after agenda item 3 – Confirmation of Minutes, as a member of the public present at this meeting was interested in this item.

PL510 Apologies for Absence

Apologies for absence were received from Cllrs Kauffman and Wiskin for this meeting. No substitutions were made.

PL511 Declarations of Interest

The Committee declared a non-pecuniary interest in Planning Applications: EPF/2009/23 – 34 The Crescent, EPF/2014/23 – 11 Wellfields, and EPF/2084/23 – 51 Algers Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL512 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 25 September 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL513 Planning Applications

The following planning application was CONSIDERED, and the plans inspected.

513.1 Application No: EPF/1966/23

Officer: Muhammad Rahman

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Retention of infill extension on ground floor to side/front elevation with a flat roof, extension to single storey rear extension, increase in overall height of building inc eaves, internal and external alterations including door/window openings with Juliet balconies, and external finishes (Revised Scheme to approved consent EPF/0277/20).

The Committee NOTED the contents of a letter of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating that the applicant had displayed a complete disregard for the planning approval granted by the local planning authority (EPF/0277/20), and to not proceed with enforcement action would set a very dangerous precedent. The original application for this property had been to maintain the character of the existing dwelling, which was what this Committee had supported.

Members noted that apart from condition 1 of the approved planning application, EPF/0277/20, for works to commence within 3 years of the date of approval, all the other conditions had been breached:

The roof ridge height had been increased and a loft room including velux windows incorporated, which had not been included in the original submitted plans (condition 2). This had resulted in a negative impact on the amenity of neighbours to the rear at no.4 High View Close.

No tree protection had been implemented on this site, (condition 3). Trees and hedges had been removed without replacement, negatively impacting on the visual amenity of the area.

The original proposal for this dwelling was for materials to match original, namely a brick finish with weather board cladding, (condition 4), to safeguard the visual amenity of the locality, whereas the property had been finished in stark white rendering, creating a negative visual impact.

First floor rear windows were to be fitted with obscured glass with restricted inward opening window hinges (condition 5) – the windows installed do not match those in the plans (condition 2) – and are of clear glass with no restricted openings. Again, this has resulted in overlooking and a loss of privacy for the neighbours at no.4 High View Close.

The Committee OBJECTED to all the above breaches and strongly requested that the local planning authority enforce action for the property to be reinstated as proposed and approved in the original application, EPF/0277/20.

PL514 Matters for Report

514.1 Notice of Appeal

514.1.1 EPF/0517/23 – 15 Newnham Close, Loughton, IG10 4JG.
Proposal: Erection of a single storey infill extension between dwelling and swimming pool outbuilding. (Appeal ref no: APP/J1535/D/23/3324044) – Min no PL394.1
The Committee NOTED the information received from Epping Forest District Council.

514.1.2 EPF/0760/23 – 5 Staples Road, Loughton, IG10 1HP.
Proposal: Replacement front door and surround. (Appeal ref no: APP/ J1535/D/23/3325330) – Min no PL420.1
The Committee NOTED the information received from Epping Forest District Council.

514.1.3 EPF/1266/22 – 121 Roding Road, Loughton IG10 3BS. Proposal Extensions and alterations to provide 1x new retail premises on the ground floor and 5x new residential apartments over with associated amenity space. (Appeal ref no: APP/ J1535/W/23/3323679) – Min no PL260.1

The Committee strongly supported the refusal reasons of the local planning authority (Epping Forest District Council) and reiterated its previous comments which were:

“The Committee NOTED the contents of 12 letters of objection.

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

*The Committee OBJECTED to this application stating the proposal was for five additional dwellings which would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.*

Members also commented on the close proximity of the site to the Roding Road Nature Reserve, and the negative impact the extra pollution would have on that.

The application would set a precedent for additional floors being erected on buildings in this area. This site was a regular array of local shops within close proximity to neighbouring residential properties – not the High Road. The effect of this proposal would be detrimental to the amenity and outlook of neighbours, in particular the occupants of nos 123 – 133 Roding Road, who would suffer a sense of enclosure and loss of outlook to their rear gardens.

The proposal may be a car free development but that does not stop the occupants from having cars. The site is located at a very busy junction, where illegal double parking regularly occurs from both private and commercial vehicles. Buses were often unable to turn right into Valley Hill causing severe congestion and highway safety issues at this busy junction, which has resulted in several collisions. Although double yellow lines are in situ no apparent enforcement is taken in this area. The additional residences would exacerbate this problem. No consideration had been given either to allow safe waste removal from the site.

Members believed that any proposal needed to provide suitable parking for visitors and delivery vehicles to ameliorate these issues.”

PL515 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

515.1 Application No: EPF/1645/23

Officer: Julie Ramsey

Location: 4 Prescott Green, Loughton, IG10 2AQ

Proposal: A single storey, ground floor extension to the rear of existing property. Proposed work would extend to 3.5m (outside wall), meaning this would not fall under permitted development.

The Committee OBJECTED to this application on the basis that it was overbearing. The proposal site and neighbouring properties have very small gardens, this application would have a negative impact on the amenity of the neighbours at no.2, which would be completely overshadowed by this extension. Members believed that the proposal should be stepped back from the boundary.

Application No: EPF/2009/23

Officer: Nathaniel Raimi

Location: 34 The Crescent, Loughton, IG10 4PY

Proposal: Loft conversion with hip to gable roof, front and rear dormers and rooflights

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application by reason of its bulk, height, and detailed design. In particular, the amount of excessive glazing which would result in light pollution, and the inappropriate use of zinc panels that would be out of keeping and would not enhance the street scene.

Members believed the roof style would be improved visually if it were hipped rather than gabled.

Application No: EPF/2014/23

Officer: Julie Ramsey

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: Double garage with pitched roof in front garden

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for a proposed structure in front of the existing building line. The proposal was out of keeping, causing the loss of a green boundary resulting in a completely negative impact on the street scene. Members believed this would set a dangerous precedent in a road that has an attractive open aspect.

Application No: EPF/2022/23

Officer: Caroline Brown

Location: 98 Roding Road, Loughton, IG10 3EJ

Proposal: Proposed rear extension and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/2034/23

Officer: Kelly Sweeney

Location: 27 Highland Avenue, Loughton, IG10 3AH

Proposal: Variation to condition 2 'Plan no's' on planning permission EPF/2849/22 (Single storey entrance porch plus two storey rear and side extensions)

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/2067/23

Officer: Marie-Claire Tovey

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: Replacement dwelling. Resubmission of refused application: EPF/1429/23

The Committee had NO OBJECTION to this application. Members requested that the applicant adheres to the Tree and Landscaping Officer's condition.

Application No: EPF/2084/23

Officer: Muhammad Rahman

Location: 51 Algers Road, Loughton, IG10 4NF

Proposal: The proposal is for a single storey rear extension to the existing garage, a single storey rear/side wraparound extension, alterations to garage roof and front garage door with brick infill/replacement door, and rear external timber decking (Revised scheme).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was overbearing and would negatively impact on the amenity of its neighbours by overlooking.

Members supported the comments of the Loughton Residents Association Plans Group (LRAPG), which were:

"We note the description of development says this is a revised scheme to EPF/0620/23, yet that application was for a certificate of lawfulness which was refused. No 51 forms part of a matching pair of semi-detached houses with No 53 Algers Road and forms part of an attractive group of three dwellings including No 49. The rear extensions by reason of their bulk and amount of excessive glazing would imbalance the composition and be detrimental to the visual amenity of this part of Algers Road.

We note the garage, as extended, will be attached to No 49 Algers Road and beyond the boundary line shown on the plans. We therefore consider Certificate B needs to be signed on the application form and the neighbour notified. It is unclear what is being demolished; it appears the whole garage is being removed and we ask the council to ask for all demolition work to be clearly set out on the existing drawings. As the garage will be attached to No 49 we recommend officers add an informative reminding the applicant of their responsibilities to get the consent of the owner.

Overall, whilst an improvement to the previous applications, the extensions need to be reduced in length and the amount of glazing reduced for a more solid design to be acceptable. We therefore request this application be refused."

Application No: EPF/2144/23

Officer: Robin Hellier

Location: 4 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T1: Oak – Crown lift to 4m from ground level, as specified. Crown reduce by up to 1.5m, as specified.

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

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

515.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2063/23

Officer: Caroline Brown

Location: 113 The Lindens, Loughton, IG10 3HU

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/2072/23

Officer: Mohinder Bagry

Location: 17 Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of lawful development for a proposed rear dormer window and front roof lights in connection with a loft conversion.

515.3 Others – provided for information only: EPF/1962/23, EPF/1984/23, EPF/2028/23, EPF/2085/23 and EPF/2093/23

The Committee NOTED the information received from Epping Forest District Council.

PL516 Decisions

516.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL517 Licensing Applications

No licensing applications had come to the attention of officers.

PL518 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 23 October 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 October 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
S Murphy K Rainbow J Riley
G Wiskin B Cohen (as substitute for Cllr Kauffman)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the Public

The Committee AGREED to bring forward planning application, EPF/1757/23 – Corner Garth, Nursery Road, after agenda item 3 – Confirmation of Minutes, as members of the public present at this meeting were interested in this item.

PL519 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Kauffman. Cllr Cohen had been nominated as substitute for Cllr Kauffman for this meeting.

PL520 Declarations of Interest

The Committee declared a non-pecuniary interest in Planning Applications: EPF/1757/23 – Corner Garth, Nursery Road; EPF/2115/23 – 40 Upper Park; and EPF/2139/23 – 53 Algiers Road; along with the Licensing Application for St Johns Baptist Church, Church Lane, referred to under Matters for Report, agenda item 4.3, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL521 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 October 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL522 Planning Applications

The following planning application was CONSIDERED, and the plans inspected.

522.1 Application No: EPF/1757/23

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Demolition of existing building and erection of new private residential house.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to the demolition of this building and the proposed erection of a new dwelling. The Committee maintained its previous objections to four separate applications relating to this property

that the proposed development was too large for this site, and believed the consecutive applications were a pretence to get to this proposal all along.

Members considered that it was not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already and to simply dispose of it was unacceptable.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO₂ emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO₂. This proposed development would be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC.

The Committee drew the attention of the Planning Officer to the following: paragraph 152 of the NPPF which states:

"152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure".

In the 'Marks and Spencer' decision the Secretary of State said the loss of the building, which was not listed or within a conservation area, *"would impede the UK's transition to a zero-carbon economy"*. He also found that there has *"not been an appropriately thorough exploration of alternatives to demolition"*. Overall, he concluded that in terms of paragraph 152 of the NPPF, *"the proposal would in part fail to support the transition to a low carbon future and would overall fail to encourage the reuse of existing resources, including the conversion of existing buildings"*.

The Committee considered the applicant should adhere to the approval notice granted by the Local Planning Authority under application EPF/1780/23 for this site.

PL523 Matters for Report

523.1 Notices of Appeal

523.1.1 EPF/0998/23 – 4 Tycehurst Hill, Loughton, IG10 1BU.

Proposal: Proposed roof on existing side and rear extension. (Appeal ref no: APP/J1535/D/23/3328128) – Min no PL429.1

The Committee NOTED the information received from Epping Forest District Council.

523.1.2 EPF/1506/23 – Land and garages, Whitehills Road, Loughton, IG10 1TS. Proposal: Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages. (Appeal ref no: APP/J1535/W/23/3329931) – Min no PL475.1

The Committee strongly supported the refusal reasons of the local planning authority (Epping Forest District Council) and reiterated its previous comments for this application which were:

“The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application, believing nothing had changed from the previous planning application for this site, EPF/2503/22. The Committee reiterated its previous comments – Min no PL353.1, which were:

“The Committee OBJECTED to this application stating the proposal was creating an industrial site. Members considered the height of the garages and surrounding wall to be excessive and out of keeping. This would have a negative impact on the amenity of the residents in neighbouring properties that border the site. Particularly 1 Elmores and those in Church Lane that backed directly on to the site.

Members also expressed concern for the established disabled access rights for the resident living behind at no 70 Church Lane.”

The Committee was now aware that residents at no 72 Church Lane also had established access rights via this site, which would be removed as a result this proposal, which was unacceptable.

Members noted that the applicant had stated that the height of the previous garages at this site could not be confirmed following their demolition. However, the garages had been London County Council standard-built garages, many of which are still in situ in other parts of Loughton, particularly in the Debden area, all of which are 2.5m in height. The demolished garages can be viewed on Google maps in their historical form confirming this.

The proposal suggested an industrial/commercial use for the garages, which would require a change of use application. Members considered such use in this location would have an unacceptable negative impact on the amenity of neighbouring residents.

The Committee considered the details provided on the application form to be inaccurate and should therefore be re-submitted with correct information before the proposal can be properly considered.

Members also expressed concern that the application could negatively impact the neighbouring Oak View School, and that due to the current summer holidays, the school may not have had an opportunity to comment on this proposal.

The committee were also concerned that the applicant had removed the rear boundary walls of a number of neighbouring Church Lane properties, that backed onto the site. The applicant had as well, erected scaffolding and a fence on the neighbouring land, that encroached onto the neighbour's property and blocked their access gates."

523.2 Planning Re-consultation

523.2.1 EPF/0697/23 - Consort House, 49 Forest View Road, Loughton, IG10 4DY. Proposal: Alterations and extensions to existing detached house including loft conversion, altered fenestration, basement extension with raised balcony over, extension and alteration to the existing utility area and gym to make a new double garage with store under and structural glass link to new detached annexe building on ground and basement levels – Min no PL411.1

The Committee had NO OBJECTION to this application.

523.3 Licensing Act 2003 – Panel Hearing

523.3.1 Application for a New Premises Licence in respect of St John the Baptist Church Hall and Field, Church Lane, Loughton

Cllr Cohen would check her availability and attend if able to do so.

PL524 EPOA Parking Guidance Consultation Notification

The Committee AGREED to defer this item to its next meeting on 6 November 2023, allowing further time to consider this consultation, as comments were not required until 4 December 2023.

PL525 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

525.1 Application No: EPF/2068/23

Officer: Kelly Sweeney

Location: 47 Church Lane, Loughton, IG10 1PD

Proposal: Separation of existing Property into two separate houses along with garage conversion.

The Committee OBJECTED to this application on the basis that it was overbearing, the excessive glazing would cause light pollution.

The Committee OBJECTED to this application stating the proposal was creating an additional dwelling which would place extra stress on the EF SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Members requested that should the local planning authority be minded to approve this application a condition be imposed that the annexe remain ancillary to the main dwelling.

Application No: EPF/2115/23

Officer: Nathaniel Raimi

Location: 40 Upper Park, Loughton, IG10 4EQ

Proposal: Part three storey part extension including rooms in the extended loft and addition of rear gables to the first floor rear bedroom and to the existing loft conversion with alterations to the roof and fenestration of the existing two storey rear extension for the semi.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would not enhance the appearance of the building. The loss of the motif at the front would lead to a loss of character.

The proposed increase in bedrooms in this proposal would place extra stress on the EF SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Members believed the side extension should be stepped back, like the neighbours at no.38, and that the proposed front door was out of keeping and should match the neighbour to maintain the character of the property.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed that the property remain as a single dwelling.

Application No: EPF/2126/23

Officer: Nathaniel Raimi

Location: 4A The Croft, Loughton, IG10 2PP

Proposal: Single storey ground floor side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2139/23

Officer: Nathaniel Raimi

Location: 53 Algers Road, Loughton, IG10 4NF

Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, overbearing and out of character with the street scene. The rear extension was too large, extending too far which would result in a negative impact on the amenity of the neighbours.

Application No: EPF/2153/23

Officer: Nathaniel Raimi

Location: 25 Ladyfields, Loughton, IG10 3RR

Proposal: Two storey side extension.

The Committee had NO OBJECTION to this application.

However, members considered that as far as the block plan goes for this property, the limit had been reached, and requested that should the Local Planning Authority be minded to approve this application, that a condition be imposed for permitted development rights to be removed.

Application No: EPF/2165/23

Officer: Mohinder Bagry

Location: 1 Newnham Close, Loughton, IG10 4JG

Proposal: Loft Conversion.

The Committee OBJECTED to this application stating it would not enhance the appearance of the building. The proposal was ungainly and would result in a negative impact on the visual amenity of the neighbours and the street scene.

Application No: EPF/2215/23

Officer: Robin Hellier

Location: 117 High Road, Loughton, IG10 4JA

Proposal: TPO/EPF/07/14

T1-6: Lime - Re-pollard to previous points, as specified.

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

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

Application No: EPF/2222/23

Officer: Muhammad Rahman

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing the existing side flat roof. Space created to be used as a small study (Resubmission of EPF/1477/23).

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the drawings provided were unclear and incorrect. The drawings were lower than what had actually been built. The gable end roof almost created a terracing effect.

525.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2134/23

Officer: Nathaniel Raimi

Location: 12 Alderton Way, Loughton, IG10 3EQ

Proposal: Certificate of Lawful Development for proposed two storey rear extension.

525.3 Others – provided for information only: EPF/2145/23 and EPF/2185/23

The Committee NOTED the information received from Epping Forest District Council.

PL526 Decisions

526.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for September 2023, comparing them with the comments submitted by the Committee.

PL527 Licensing Applications

No licensing applications had come to the attention of officers.

PL528 Enforcement and Compliance

No Enforcement notices had been received.

Signed:

Date: 6 November 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 November 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL529 Apologies for Absence

Apologies for absence were received from Cllr Murphy for this meeting.

PL530 Declarations of Interest

The Committee declared a non-pecuniary interest in the following matters:

- i. re-consultation of planning application EPF/1815/23 – 25 Lower Park Road; and
 - ii. Planning applications: EPF/2193/23 – 155 Forest Road; EPF/2210/23 – 72 The Crescent; EPF/2150/23 – 49 Felstead Road; EPF/2233/23 – 44 Hatfields; and EPF/2271/23 – 43 Alderton Hill,
- owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL531 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 23 October 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL532 Matters for Report

532.1 Notices of Appeal

532.1.1 EPF/1477/23 – 12 Tycehurst Hill, Loughton, IG10 1BU. Proposal: Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing an existing side flat roof. Space created to be used as a small study. (Appeal ref no: APP/J1535/D/23/3330481) – Min no PL469.1

The Committee NOTED the information received from Epping Forest District Council.

532.1.2 EPF/1454/23 – 41 Wellfields, Loughton, IG10 1PA. Proposal: Two storey side and rear extension to form annex and loft conversion. (Appeal ref no: APP/J1535/D/23/3329285) – Min no PL469.1

The Committee NOTED the information received from Epping Forest District Council.

532.1.3 EPF/0281/23 – 85 Spring Grove, Loughton, IG10 4QE.
Proposal: Proposed 1.9m high front garden wall. (Appeal ref no: APP/J1535/D/23/3328675) – Min no PL427.1
 The Committee NOTED the information received from Epping Forest District Council.

532.2 Planning Re-consultation

533.2.1 EPF/1815/23 – 25 Lower Park Road, Loughton, IG10 4NB.
Proposal: Loft conversion with rear dormer and 5 roof lights to existing front roof slope, 1st floor side extension and alterations to existing single storey rear extension.
***ADDITIONAL PLANS* – Min no PL498.1**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that No 25 forms part of a pair of dwellings with that of No 27 which has been extended sympathetically. Members believed that the proposed extensions to No 25 would dramatically change the roof form and be detrimental to the townscape and this part of Lower Park Road. The applicant should consider matching the extension to No 27.

532.3 EPOA Parking Guidance Consultation Notification

The Committee highlighted the proposals focussing on outcomes of sustainable growth and climate change, (paras 1.20, 1.23 and 7.15) supporting such a stance.

Members believed that currently too many gardens were disappearing to accommodate parking spaces without sufficient mitigation being imposed in such cases to prevent flooding from water run-off. Members suggested the use of grasscrete as a permeable treatment for proposed parking spaces was regarded as preferable. This would enhance the appearance and aid drainage. Provision for suitable planting should also be compulsorily implemented to provide shade, absorb heat and aid against pollution. Members noted that far too many mature trees within the town were being destroyed/damaged by residents driving over tree roots to gain access to their properties without approved driveways/dropped kerbs and without sufficient sanctions being taken against such offenders. Implementation of measures to support the above should be included in the guidance.

The Committee also supported the comments of the LRAPG, which were:
"We think that for larger developments the new guidance fails to deal with the inevitable conflicts that will arise if, as is often the case, parking spaces aren't specifically allocated to specific residents, particularly if there are fewer parking spaces than households. The guidance recommends leaving this to the landowner – we don't think that this would work."

532.4 Licensing Application – St John the Baptist Church Hall and Grounds

The Planning Committee Clerk advised members that Cllr Cohen had attended the panel hearing for this application, on behalf of the Planning and Licensing Committee. The local licensing authority, Epping Forest District Council, have advised that the licence for this premises has been granted, subject to the conditions offered on the application, and subject to the following conditions: Amplified music both live and recorded outside only from 10:00 to 22:00.

PL533 Proposed Telecommunications Base Station Upgrade at Epping New Road, Loughton, Epping Forest, Essex, IG10 4RP (NGR: E 540874 N 195514) – The removal and replacement of 3no. existing antennas with 3no. new antennas alongside ancillary works both to the tower and compound.

The Committee had NO OBJECTION to this application. Members suggested that due to the proposed location of this apparatus, next to the forest, consideration to include bat and bird boxes would be fitting.

PL534 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

534.1 Application No: EPF/1918/23

Officer: Nathaniel Raimi

Location: 57 Baldwins Hill, Loughton, IG10 1SN

Proposal: Single storey front extension with bay window and provision of new pitched roof over original flat roof to front projection and the formation of entrance gable. Also twin single storey rear extensions for kitchen and sunroom, one under a pitched roof and one under a flat roof with glazed lantern.

The Committee had NO OBJECTION to this application.

Application No: EPF/2146/23

Officer: Mohinder Bagry

Location: 97 Oakwood Hill, Loughton, IG10 3ER

Proposal: Single storey rear extension and part double storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2147/23

Officer: Caroline Brown

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Alteration to the front elevation, including extension of the front porch to create a new gable end, as well as alterations to fenestration within the front elevation.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing and would create a negative impact on the amenity of the neighbours. The proposal extended forward of the existing building line which was unacceptable, the roof height was excessive, and the design was disproportionate and unattractive, resulting in a detrimental effect on the street scene.

Application No: EPF/2150/23

Officer: Marie-Claire Tovey

Location: 49 Felstead Road, Loughton, IG10 3BB

Proposal: Change of use from C3 Dwelling House- C4 Hmo

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the houses in this part of Felstead Road were designed and built for family housing, and this property should remain as a family home. To allow this change of use to an HMO would create an incongruous form of development that would cause significant harm to the character of the area. It would also create a

dangerous precedent which would prevent the council from resisting other similar conversions in the street.

It is not necessary for the external appearance to be altered to refuse a planning application on the grounds of loss of character, as cited in the case *Kazalbash v Secretary of State for Levelling Up, Housing And Communities* [2023] EWCA Civ 904 (27 July 2023). The Court of Appeal decided that an Inspector did not err in law when concluding that a proposed development involving the subdivision of a dwelling house would “harm the character and appearance of the area”. The judgment considered that the phrase “character and appearance” was self-evidently a larger concept than appearance alone.

The HMO would lead to extra pressure for parking and would also result in more car pollution and a subsequent impact on the air quality to the SAC. The design was of poor quality. The rooms were too small, and the living room space was inadequate to accommodate 5 people in an HMO. They were inappropriately stacked with, for example, a WC above a bedroom. Overall, the accommodation was substandard in floorspace terms, and deficient in a reasonable standard of amenity. The Committee further considered this to be a completely inappropriate location for an HMO.

Members expressed concern that the conversion had already taken place and urged the local planning authority to take appropriate enforcement action.

Application No: EPF/2193/23

Officer: Nathaniel Raimi

Location: 155 Forest Road, Loughton, IG10 1EF

Proposal: Demolition of existing rear extension. New 1 storey rear extension. New dormer extension.

The Committee NOTED the contents of three letters of objection.

The Committee noted two outbuildings have been erected, described as a garden room and a potting shed, in the garden of 155 for which a Certificate of Lawful Development was granted on 12 August 2022. Whilst the submitted plan PD005 showed this building to be 2.5m in height from the ground level members understand it is actually 3.5m in height. The Committee therefore request that officers take enforcement action as a matter of urgency due to the impact of the extensions on neighbours.

Regarding this current planning application, EPF/2193/23, the Committee OBJECTED to this proposal, considering the existing closet wing reads as a matching pair with 153 Forest Road; its loss would be detrimental to the character of the area. The proposed ground floor extension was also out of character with No 153 and this part of Forest Road. The roofs could also be used as terraces, leading to overlooking to the adjacent properties. The proposal would create a loss of symmetry and a loss of amenity.

Whilst not a planning matter the IC must stay in the existing position as the chamber construction cannot be under the adjoining property. The existing roof ridge does not have sufficient height for the dormer.

Factoring in the unauthorised extensions to the rear, this ground-floor addition and roof extension represent an overdevelopment of the site.

Application No: EPF/2210/23

Officer: Nathaniel Raimi

Location: 72 The Crescent, Loughton, IG10 4PU

Proposal: Front and rear single storey extensions, first floor and roof extension over part of bungalow plan including ground floor extension under in southeast corner.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the loss of this bungalow would reduce housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities. Any further loss of bungalows would be harmful to the area. Members did not consider the fact that there were some existing steps as justification for the loss of this bungalow.

Members drew the attention of the Planning Officer to 21 The Crescent, Loughton IG10 4PY (Appeal Ref: APP/J1535/D/19/3234980) where a similar proposal was refused consent on appeal.

The Committee considered the proposal was overbearing, stating it would dwarf the bungalow next door at No.70 creating a negative impact on the amenity of the neighbours through overlooking.

Half of the garden at No 70 would be in shadow in the morning due to the height of the building and the residents at No.70 would also suffer from looking at the increased bulk.

Application No: EPF/2229/23

Officer: Marie-Claire Tovey

Location: 65 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Demolition of existing garage. Part one and part two storey side and two storey rear extension and new roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2233/23

Officer: Caroline Brown

Location: 44 Hatfields, Loughton, IG10 1TJ

Proposal: Demolition of existing outbuilding and erection of single storey rear and side extension.

The Committee NOTED the contents of a letter regarding this application.

The Committee had NO OBJECTION to this application, based on the nature of the applicant's physical condition. Members considered there were special circumstances to justify permitting the extension providing the neighbours did not object.

The Committee would not want this to set a precedent for the street; and requested that should the local planning authority be minded to approve this application, a condition be imposed that the extension remain ancillary to the main dwelling.

Application No: EPF/2271/23

Officer: Nicola Bickerstaff

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of existing house and construction of new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the mansion style design was detrimental to the visual amenity of the area. The garage building extended beyond the existing building line which was unacceptable.

Members believe it is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO₂ emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO₂. This proposed development will be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

The Committee said it would be willing to waive its objection if the applicant removed the proposed garage from the application and was willing to refurbish rather than demolish the existing dwelling.

Application No: EPF/2312/23

Officer: Caroline Brown

Location: 81 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two Storey Rear Extension & New Roof Incorporating Habitable Space & Conversion of Garage.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of keeping with the street scene. The proposed roof height was too high, resulting in the loss of step uphill and would be too overbearing on the neighbour downhill.

The proposed increase in bedrooms in this application would place extra stress on the EF SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

534.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2162/23

Officer: Nathaniel Raimi

Location: 21 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/2263/23

Officer: Mohinder Bagry

Location: 11 Southernhay, Loughton, IG10 4EN

Proposal: Certificate of lawful development for construction of a single storey rear extension.

Application No: EPF/2284/23

Officer: Nathaniel Raimi

Location: 18 Hillyfields, Loughton, IG10 2JS

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, front roof lights and rear dormer in connection with a loft conversion.

534.3 Others – provided for information only: EPF/2321/23

The Committee NOTED the information received from Epping Forest District Council.

PL535 Decisions

535.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL536 Licensing Applications

No licensing applications had come to the attention of officers.

PL537 Enforcement and Compliance

No Enforcement notices had been received.

Members remarked that the following matters had come to their attention, and requested that the Planning Committee Clerk report these to Enforcement, believing planning permission was required, but had not been sought:

- i. A signpost had been erected on the grass verge opposite the EV Charging point located in the Burton Road Car Park.
- ii. A sign (exceeding 2m) had been erected on the green, in front of the planting, outside the Mercedes Benz showroom on Chigwell Lane/Langston Road.

Signed:

Date: 20 November 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 November 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present: D Wixley

Officers: Debra Paris (Planning Committee Clerk)

PL538 Apologies for Absence

No apologies for absence were received for this meeting.

PL539 Declarations of Interest

The Committee declared a non-pecuniary interest in the following matters:

- i. re-consultation of planning application EPF/2913/22 – Former Pyrles Lane Nursery, Pyrles Lane, Loughton IG10 2NL;
- ii. Planning application: EPF/2003/23 – 18 The Avenue Lawn Tennis Club, owing to comments received from the Loughton Residents Association Plans Group (LRAPG); and
- iii. Planning application: EPF/2325/23 – 23 Higher Still, Church Lane, as the applicant is a Loughton Town Councillor.

Cllr Wixley declared a non-pecuniary interest in the re-consultation of planning application EPF/2913/22 – Former Pyrles Lane Nursery, having been consulted on various aspects of the proposed plans for the site by Qualis by virtue of being an EFDC councillor for Fairmead Ward. He had also been involved in the arrangements for the consultation of this development being held at 1 Buckingham Court in 2022. He confirmed that his attendance at this meeting would only be in relation to this application.

Cllr Wixley declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time, although he expected the aforementioned application to go to the District Development Management Committee for a decision.

Cllr Davies declared a non-pecuniary interest in the re-consultation of planning application EPF/2913/22 – Former Pyrles Lane Nursery, being a ward councillor for Fairmead Ward.

PL540 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 November 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL541 Matters for Report

541.1 Notice of Appeal Hearing: EPF/1822/22 – 13-15a Alderton Hill, Loughton, IG10 3JD – Min no PL506.1.1

The Committee NOTED the information received from Epping Forest District Council. Cllrs Davies and Riley confirmed that they would register to speak at this meeting on behalf of the Planning & Licensing Committee subject to their availability.

The Planning Committee Clerk was requested to make enquiries about the process of this hearing and to advise Cllrs Davies and Riley further in that regard.

541.2 Planning Re-consultation

541.2.1 EPF/2913/22 – Former Pyrles Lane Nursery, Pyrles Lane, Loughton IG10 2NL. Proposal: Residential Development of 43 dwellings with associated vehicular access point off Pyrles Lane, car parking, open space, landscaping, and associated infrastructure. *AMENDED DESCRIPTION, PLANS & REPORTS* – Min no PL353.1

The Committee NOTED the contents of a letter of objection.

Cllr Wixley expressed concern that residents had not been notified of this re-consultation, bearing in mind how many residents had attended the previous Planning Committee meeting when this application was considered. The current planning portal on Epping Forest District Council's website meant it was no longer possible to identify which residents, if any, had been consulted on planning applications.

Members NOTED the Design and Access Statement claim that this re-consultation "concerns changes to the SW apartment block, block A. The changes have reduced the block from 23 apartments to 21 apartments. No other buildings or other parts of the layout are affected."

The Committee maintained its OBJECTION to this application stating the application did not consider the proximity of the proposed site to the Forest and the damage likely to be caused by its proposed design. The re-consultation failed to address the adverse effects it would have on the GROW Community Garden, the loss of the trees from Hillyfields, and that the excessive height of the blocks had not been addressed.

The Committee reiterated its previous objections to this application which were:

*"The reduced proposal of 43 dwellings, from 48, on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.*

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Overall, the Committee considered this was an overdevelopment of the site. The design was overbearing. As the application now included 43 dwellings, as opposed to 37 in the public consultation held last March. Members questioned if this would result in the proposed properties being smaller than those in the consultation or would they be packed more tightly into the site? With no drawings available from the consultation this could not be compared and was unacceptable. Members also noted that only 8% affordable housing was included in this proposal which was unacceptable. This being a council promoted site the affordable housing ratio should be policy compliant (40%). No viability report was provided to justify the lower rate.

The proposed 4-storeys for one of the blocks of flats was too high, too bulky, overbearing and out of character with the area. The design of the flats was considered ugly and obtrusive, contrary to the Government's build beautiful standards, particularly considering this was backland development and it would result in a negative impact on the area, in particular the idyllic nearby Hillyfields.

Concerns were also raised about the potential overlooking from the 3-storey block near the houses towards the junction of Pyrles Lane/Hillyfields and the negative impact this would have on the amenity of those residents.

The Committee objected to the number of trees being lost and the loss of open green space, stating the application amounted to urbanisation of this green area. Members commented that the Inspector had removed the development of Jessel Green from the Local Plan to protect that green space for local residents. A planning objective now encouraged by the Government to be made available to the whole populace to enhance mental health and well-being.

Members drew attention to Point 2.10 of the Planning Statement which they believed to be incorrect. It states that "there are 11 Local Nature Reserves", whereas they believed that there is just one, that being the Homestead Local Nature Reserve in Englands Lane. The same statement is repeated under "Ecology and Biodiversity" at 7.66 in the document. The inaccuracy of this statement raised questions as to the validity of other statements made within this report.

The Ecology & Biodiversity report showed that the application would have adverse implications for wildlife on the site e.g. bats, slow worms, toads, bees, and stag beetles.

The Grow Community Garden which borders the site, would also be very negatively impacted by this proposal. There would

now be a sheer drop of several metres at its boundary, down to a car park below. This would be as a result of the vast amount of carving into the hillside, that would create a quarry effect, with a very large expanse of high cement walls. It would also create an extremely negative visual impact affecting the amenity and outlook for many surrounding properties and the street scene.

There were no provisions for supporting infrastructure by way of doctors' surgeries and education provision. Loughton is particularly prone to overstretched, under maintained water services, and experiences constant water pipe leaks and sewage problems.

Residents in Pyrles Lane/Hillyfields had existing concerns regarding water run-off from the site and flooding to their gardens which already occurred and could be worsened by this development.

There was concern for a redundant drain on the site, which originated in the nursery and runs down the gardens of 59, 61 & 63 Pyrles Lane, whose residents have in the past, along with the previous nursery site, had to contribute towards costs on several occasions when this drain was blocked. There was no clarification that the drain would be capped off, so that there would be no imposition for the residents of 59, 61 & 63, or what the implications would be for those residents if the proposal were allowed to go ahead.

The additional housing would add to further pressure on local services. Rectory Lane was already over congested, with cars backing up from Debden Broadway right back to Church Hill at busy times. This would only be further exacerbated when the current developments on Borders Lane were completed. Pyrles Lane was an exceptionally busy through route to Theydon Bois, which had likely got busier since the opening of the Epping Forest Retail Park and the subsequent congestion this had brought to the area. It was noted that the Transport Report had been carried out during the school holidays, thus giving an inaccurate account of the true transport levels in this location. It should be noted that this is a main route to five local schools, New City College at Borders Lane and the Essex University Campus at E15. Also, it is a main route for local traffic, a cut through for Epping and beyond and those wishing to access the M11 and routes into London.

The Committee considered the access to this site to be most inappropriate. Even though the application included a proposal to demolish no 79 Pyrles Lane to increase the existing narrow entrance from a single width road to a double width road, it was the position of the access point on a very busy and dangerous bend which could not be overcome. This would remain a danger to both pedestrians and road users. The proposal to demolish no 79, which forms part of a semi was also questioned and it was believed would result in a detrimental impact on the amenity of the residents of no 77.

The statement of community involvement, which consulted on a considerably different and less dense development (of 37 dwellings) showed overwhelming opposition to the development. As the application was now significantly different, clearly a second public consultation should have taken place before submitting the planning application.

Members also strongly supported the comments of the LRA Plans Group.”

PL542 Loughton Building Design Award 2024

The Committee NOTED the launch of this competition and encouraged nominations.

PL543 Estimates and Budgets 2024/25

The Estimates for 2024/25 as presented in the Agenda were AGREED.

Cllr Wixley left the meeting.

PL544 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

544.1 Application No: EPF/2003/23

Officer: Marie-Claire Tovey

Location: 18 The Avenue Lawn Tennis Club, The Avenue, Loughton, IG10 4PT

Proposal: Installation of lighting to Tennis Court No1.

The Committee NOTED the contents of a letter of concern regarding this application.

The Committee OBJECTED to this application stating that the use of the floodlights in the morning would be detrimental to the amenity of surrounding residents. Members requested that the local planning authority impose a condition for the lights to be restricted to be used only between dusk and 10pm, as per the previous planning permission.

The Committee agreed to waive its objection if the applicant was willing to comply with the previous restriction outlined above.

Application No: EPF/2266/23

Officer: Kelly Sweeney

Location: 68 Lawton Road, Loughton, IG10 2AA

Proposal: Ground floor rear extension, side extension demolition, internal reconfigurations, external rendering

The Committee had NO OBJECTION to this application.

Members commented that as the neighbouring attached semi was rendered, they did not object to the proposed rendered finish for this dwelling. Otherwise, they would not encourage the change from the existing brick finish.

Application No: EPF/2287/23

Officer: Nathaniel Raimi

Location: Blue Cedars, 17 Broadstrood, Loughton, IG10 2SB

Proposal: Part single storey rear extension.

The Committee OBJECTED to this application on the grounds that the plans submitted were outdated. The “existing” drawings did not reflect the

actual current building but formed part of a previous unenacted application. The applicant should submit a fresh application with accurate drawings.

Application No: EPF/2325/23

Officer: Mohinder Bagry

Location: 23 Higher Still, Church Lane, Loughton, IG10 1PD

Proposal: Single Storey Front Extension, Garage Conversion, Change of Roof Structure Over Existing Garage.

The Committee OBJECTED to this application stating the two proposed windows in the converted garage were out of character. Members considered it would be preferable, and more in keeping with the rest of the house, if the design included 3 smaller windows echoing the style of the fenestration in the main building.

The Committee would waive its objection if the change of fenestration was included.

Application No: EPF/2327/23

Officer: Callum Wright

Location: 14 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20)

The Committee OBJECTED to this application on the grounds that the proposed roof height was excessive, resulting in the loss of step in the road. The excessive use of glass would create light pollution, and the overall design was overbearing and would result in a negative impact on the amenity of the neighbours.

Application No: EPF/2342/23

Officer: Callum Wright

Location: 199 and 201 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of ground and first floor rear extensions to both properties, installation of steel veranda to rear of no. 201. (Revised application to EPF/1514/23).

The Committee had NO OBJECTION to this application.

Application No: EPF/2352/23

Officer: Kelly Sweeney

Location: 2 Longfield, Loughton, IG10 4EE

Proposal: This application seeks to provide minor alterations to approved application EPF/1067/23. The alterations include the inclusion of a rear dormer with a slight ridge raise of 450mm to accommodate an ensuite bedroom, and a small first floor extension to the front in line with No.3 Longfield to provide extra bedroom space to bedroom 4.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment by reason of its bulk and height. The proposal was out of character and incongruous. The angled design to the rear would affect the amenity of the neighbour creating a large block of wall for the neighbour to look at.

Application No: EPF/2370/23

Officer: Muhammad Rahman

Location: Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS

Proposal: Enlargement of existing windows to existing offices.

The Committee had NO OBJECTION to this application.

Application No: EPF/2379/23

Officer: Mohinder Bagry

Location: 10 Firs Drive, Loughton, IG10 2SL

Proposal: 4m rear first floor extension over part of 4m ground floor extension (Lawful development) to profile of existing chalet bungalow existing roof.

4m rear first floor extension over part of 4m ground floor extension (Lawful development) to profile of existing chalet bungalow existing roof.

(Lawful dev. drawings enclosed regarding ground floor extension in construction and roof extensions, commencing construction).

The Committee OBJECTED to this application stating the design was out of keeping, it was ugly and too bulky, resulting in a loss of character and street scene.

Application No: EPF/2401/23

Officer: Nicola Bickerstaff

Location: 3 Centric Parade, 200 High Road, Loughton, IG10 1DN

Proposal: Outdoor signage in turquoise colour with glossy finish, gold letters 3cm thickness made from ACM back illuminated with acrylic.

Electronic awning in black with white writing, on the length of the shop windows 600cm with 250cm projection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2423/23

Officer: Robin Hellier

Location: Holmwood, Steeds Way, Loughton, IG10 1HX

Proposal: TPO/EPF/13/92

T1: Scots Pine - Reduce lateral branches by up to 2.5m, as specified.

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

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

544.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

There were no items listed under Deemed Permission.

544.3 Others – provided for information only: EPF/2475/23

The Committee NOTED the information received from Epping Forest District Council.

PL545 Decisions

545.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for October 2023.

545.2 Decisions by Essex County Council – Min no PL496.1

The Committee NOTED that the planning application CC/EPF/74/23 for White Bridge Primary School had been granted.

PL546 Licensing Applications

No licensing applications had come to the attention of officers.

PL547 Enforcement and Compliance

547.1 ENF/000/33 Land at "Aura" 179-181 High Road, Loughton, IG10 4LF

The Planning Committee Clerk advised the Committee of the following information received from EFDC last week regarding the above enforcement decisions:

“An inspection of the land took place this week, at which time our officer noted that compliance with the notices has not occurred. As such we now intend to commence a prosecution in the Magistrates’ Court pursuant to S179 of the Town and Country Planning Act 1990. We will prepare our witness statement and report with a recommendation for a prosecution to be passed to our Legal Service.

We would caution that it may be some time before the court schedules a first hearing in this matter due to backlogs in the courts service. We will advise you once we have further information.”

Members strongly supported the proposed Enforcement action but questioned the decision to permit the extended period of time for the owners to comply with the Inspector’s recommendations, which will now prolong the legal proceedings.

Signed:

Date: 4 December 2023

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 December 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley B Cohen (as substitute for Cllr Wiskin)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL548 Apologies for Absence

Apologies for absence were received from Cllrs Murphy and Wiskin. Cllr Cohen was nominated as substitute for Cllr Wiskin for this meeting.

PL549 Declarations of Interest

The Committee declared a non-pecuniary interest in the following matters:

- i. Planning applications: EPF/1351/23 – 251A High Road, EPF/2444/23 – 8 Wellfields; EPF/2515/23 – 33 Hazlewood; EPF/2473/23 – 236-238 High Road; and EPF/1241/23 – 179-181 High Road; and
- ii. agenda item 8, Enforcement report: EPF/1428/23 – 155 Forest Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/1241/23 – 179-181 High Road, being the owner of a neighbouring property, and he would not vote on this proposal.

PL550 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 November 2023, amended from those circulated to read at min no PL541.2.1, paragraph 7, that the public consultation was held “last March” (not last July) were CONFIRMED as a correct record and signed by the Chairman.

PL551 Matters for Report

551.1 Withdrawal of Planning Application

551.1.1 Full Planning Permission: EPF/2068/23 – 47 Church Lane, Loughton, IG10 1PD. Proposal: Separation of existing Property into two separate houses along with garage conversion – Min no PL525.1

The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

PL552 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

552.1 Application No: EPF/1241/23

Officer: Muhammad Rahman

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: S73 variation of conditions; 2 (parking allocation) and 3 (opening hours) attached to planning permission EPF/0662/93 (Change of use from retail (class A1) to restaurant (Class A3) Allowed on Appeal).

For Info

Condition 2 to state that space will be made available for 3 cars and 3 motorcycles.

Condition 3 to be changed to the opening hours set out within the premises license, which are: 10:00 - 00:30 Mondays to Saturdays & 12:00 - 00:00 on Sundays.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application stating that the rear of the premises should remain as it was, with the whole area being available for parking of patrons' vehicles, to protect the amenity of neighbours from noise, and alleviate the existing parking stress in the area; as well as preventing the existing illegal parking on the pavement at the front of this site during the evenings. This parking area should not be allowed to facilitate the illegal structure currently there, the removal of which was now being pursued by Enforcement Officers through the legal system.

Regarding the opening hours of this establishment, members believed the existing hours submitted by the applicant on Planning Application EPF/0648/21 and approved by the local planning authority of 11.00 to 22.00 on Monday – Friday; Saturday, and Sunday and Bank Holidays, should remain and be strictly enforced. The applicant having assured this Committee at the time that there was no intention for this restaurant to be used as a nightclub, which now appears to be the case.

The Committee further commented that Licensing Officers should be made aware of the discrepancy between the hours on the licence and the approved opening times, and that this anomaly should be rectified, in order to protect the amenity of the residents in neighbouring properties.

The Committee strongly supported the objections of the neighbours in Station Road whose amenity was being negatively impacted by the current practices of this venue, which do not comply with the planning permissions granted. The Committee strongly OBJECTED to the applicant's proposed change of hours, as outlined in this proposal.

Application No: EPF/1351/23

Officer: Ian Ansell

Location: 251A High Road, Loughton, IG10 1AD

Proposal: Change of use of first floor from D1 cookery school to C3 residential flat and creation of two additional floors and a block of two flats to the rear with associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal by reason of its height and bulk at the front and rear was unattractive, it would be detrimental to the street scene and out of character, detracting from this part of the High Road.

The rear garden development was an overdevelopment of the site, removing the existing parking provision and amenity for the retail outlets. It

failed to allow for servicing and there was insufficient provision for residential refuse bins.

Members were not opposed to the creation of residential accommodation but believed that the proposal should be reduced. The scheme would be preferable if it were restricted to two levels of flats, without the inclusion of the Mansard roof.

The Committee supported the comments of the Loughton Residents Association Plans Group, regarding this application.

Application No: EPF/2135/23

Officer: Callum Wright

Location: 66 Alderton Hill, Loughton, IG10 3JB

Proposal: Front and rear extensions + Loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2444/23

Officer: Mohinder Bagry

Location: 8 Wellfields, Loughton, IG10 1NX

Proposal: Loft conversion with rear dormer and rooflight windows to the front and side including roof alteration.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the raising of the ridge height and the two new gable ends at the front of the dwelling, by reason of their bulk and detailed design, were out of keeping, ruining the visual quality of this building and resulting in a detrimental impact on the street scene. The street facing hipped roofs should be maintained.

Members also considered the increased fenestration would create a negative impact through light pollution.

Application No: EPF/2448/23

Officer: Marie-Claire Tovey

Location: St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD

Proposal: Variation to condition 3 on planning approval EPF/0304/19 (Redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works).

The Committee had NO OBJECTION to this application. However, members expressed a strong concern that such a large expanse of dark grey materials would negatively impact the street scene.

Application No: EPF/2458/23

Officer: Robin Hellier

Location: 8 Grange Court, Loughton, IG10 4QX

Proposal: TPO/EPF/40/88/A1

T1: Lime - Crown reduce, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any

application to fell such a protected tree. It therefore objected to this application.

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

Application No: EPF/2469/23

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Rear garden level alterations.

The Committee OBJECTED to this application on the grounds that the application was ambiguous, in that it failed to provide any measurements and failed to make clear whether the garden level alterations were to raise or lower the levels. New plans should be submitted clarifying the exact proposal. Members expressed a strong concern that waste from the proposed demolition of this dwelling could be used as landfill for this purpose.

The Committee NOTED that all greenery from this site has been removed, and yet the applicant stated in both the original approved application and in this application that "*no existing trees or hedges on this property would be removed or pruned to carry out this proposal*" and therefore no Arboricultural Statement had been submitted for either application. This should be brought to the attention of the Tree and Landscaping Officers.

Application No: EPF/2473/23

Officer: Nicola Bickerstaff

Location: First Floor and Second Floor, 236-238 High Road, Loughton

Proposal: Prior approval for change of use from Office space (Class E) to 6 dwellings (Class C3).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the front and rear rooflights were not symmetrical, they would be out of keeping and negatively impact the street scene.

The application form states the works are in connection with the first and second floors, yet the plans include new accommodation on the third floor. The flats are substandard in floorspace terms, deficient in a reasonable standard of amenity and some are below national prescribed standards. The flats are too small, and 6 flats would lead to more parking pressure, not to mention the impact on the SAC.

The top-floor flat bedroom is accessed through a kitchen which is unacceptable, and the headroom is compromised because of the roof space. The accommodation is badly stacked – for example the studio room will sit about a bedroom. Unless properly soundproofed they would cause noise and disturbance to the proposed and adjacent occupiers.

Members were not opposed to the application, in principle, if it were limited to converting the four existing offices to residential accommodation and the third floor was removed from the proposal and remained as existing roof space.

Application No: EPF/2485/23

Officer: Robin Hellier

Location: Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12

T2 & T3: Horse Chestnut - Selective reduction of branches by up to 2m away, on building side, as specified.

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

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

Application No: EPF/2508/23

Officer: Nicola Bickerstaff

Location: 106-108 High Road, Loughton, IG10 4HL

Proposal: Replacement and new signage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2510/23

Officer: Nathaniel Raimi

Location: 17 Leaden Close, Loughton, IG10 3FF

Proposal: Proposed alterations to the existing vehicle canopy to create garage.

The Committee OBJECTED to this application. Members considered dwellings on this housing development had been built to such a constricted size and intensity that it was not feasible for this carport to be converted into a garage.

The proposal would result in the loss of parking spaces and would likely lead to a later proposal to convert the garage into habitable space, setting an unwelcome precedent for this development.

Application No: EPF/2515/23

Officer: Mohinder Bagry

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Conversion of internal garage to create new habitable room. New window to replace garage door to front elevation, and alterations to existing window and door openings to rear and side elevations (ground floor), to existing end-of-terrace dwelling house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the sandblasted glass panel and painted render was incongruous and would result in a negative impact on the street scene.

The window should match that at No 35 Hazelwood as per planning application EPF/2516/23, submitted for this site, to which members had no objection.

Application No: EPF/2516/23

Officer: Mohinder Bagry

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Conversion of internal garage to create new habitable room. New window to replace garage door to front elevation to existing end-of-terrace dwelling house.

The Committee had NO OBJECTION to this application.

Application No: EPF/2551/23

Officer: Robin Hellier

Location: 39 Hazelwood, Loughton, IG10 4ET

Proposal: TPO/EPF/26/11

T13 Ash - Crown reduce height by up to 3m and lateral branches by up to 2m, as specified.

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

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

552.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2526/23

Officer: Nicola Bickerstaff

Location: 54 Barfields, Loughton, IG10 3JF

Proposal: Certificate of lawful development for a single storey rear extension and porch.

552.3 Others – provided for information only: EPF/2199/23, EPF/2365/23, EPF/2497/23 & EPF/2539/23

The Committee NOTED the information received from Epping Forest District Council.

PL553 Decisions

553.1 Decisions by Epping Forest District Council

No decisions had been received.

PL554 Licensing Applications

554.1 Application for a new Premises Licence in relation to a bistro/café for Langston Kitchen Ltd, Sterling House, Langston Road, Loughton, Essex, IG10 3TS

The Committee had NO OBJECTION to this application.

PL555 Enforcement and Compliance

555.1 EPF/2193/23 – 155 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. New 1 storey rear extension. New dormer extension.

The Committee NOTED the contents of two letters of objection.

The Committee NOTED the information received from the Enforcement Officer at Epping Forest District Council.

However, members noted that the applicant had stated that the purpose of the outbuildings were for a *“Potting Shed for maintaining the garden and the Garden Room as a home office”*, whereas the use appeared to be for accommodation. Members asked whether the Enforcement Officer had established on her visit what the outbuildings were being used for?

The Committee also shared the concerns of the Loughton Residents Association Planning Group, which were:

“Whilst the officers are reporting the measurements are in accordance with the Lawful Development Certificate issued under the above reference, in our opinion the certificate should not have been granted in the first instance. For this type of development to be permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”) as amended paragraph (e) states (e) the height of the building, enclosure or container would exceed -

1. (i) 4 metres in the case of a building with a dual-pitched roof,
2. (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
3. (iii) 3 metres in any other case.

The Government’s Technical Guidance “Permitted development rights for householders” clarifies condition E2 by advising

“If any part of the building, container or enclosure is within 2 metres of the boundary of the curtilage of the house, then the height limit for the total development is restricted to 2.5 metres if it is to be permitted development”.

Officers seem to be relying on measurements from the highest part of the ground level of the garden. However, the guidance is clear in our opinion – if any part of the building is within 2 metres of the boundary, the height limit of the total development is restricted to 2.5 metres, not one part of the buildings which officers seem to be relying on.

As there is a difference of interpretation on this matter, we ask that members request officers seek a planning counsel’s legal opinion before this case is closed.”

Signed:

Date: 18 December 2023

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 December 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL552 Apologies for Absence

No apologies for absence were received for this meeting.

PL553 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2331/23 – 4 Little Dragons; EPF/2532/23 – 14 Rookwood Gardens; and EPF/2635/23 – 15 Appleton Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL554 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 December 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL555 Matters for Report

555.1 Notices of Appeal

555.1.1 EPF/0229/23 – 6 Lower Alderton Hall Lane, Loughton, IG10 3LW. Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works. (Appeal ref no: APP/J1535/W/23/3329199 – Min no PL365.1)

Members strongly supported the refusal reason of the local planning authority, Epping Forest District Council, and believed this proposal would set an unwelcome precedent. The Committee reiterated its previous comments which were:

“The Committee OBJECTED to these applications, noting that apart from the removal of the spiral staircase, there was little difference to the previous applications considered for these sites, EPF/1847/22 and EPF/1848/22.

Members reiterated their previous comments which were:

“The Committee OBJECTED to this application on the grounds that the development would be out of keeping with the street scene and surrounding properties in this block. The roof

extension would be extremely harmful to the terrace of buildings and break up a uniform roof line."

- 555.1.2 EPF/1667/23 – 87 Grosvenor Drive, Loughton, IG10 2LA.**
Proposal: Proposed first floor rear extension, loft conversion with two small rear dormers and front roof light windows. (Revised application). (Appeal ref no: APP/J1535/D/23/3334271 – Min no PL477.1)
 The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

555.2 Re-Consultation of Planning Application

- 555.2.1 EPF/2222/23 – 12 Tycehurst Hill, Loughton, IG10 1BU.**
Proposal: Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing the existing side flat roof. Space created to be used as a small study (Resubmission of EPF/1477/23). *AMENDED PLANS TO INCLUDE PERMITTED DEVELOPMENT WORKS FOUND LAWFUL UNDER EPF/2881/22 CURRENTLY BEING CARRIED OUT* - Min no PL525.1
 The Committee NOTED the contents of a letter from the applicant regarding this application.

Members NOTED that the roof works had been undertaken prior to this permission being approved.

The Committee reiterated its previous comments which were: *"The Committee NOTED the contents of a letter of objection.*

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the drawings provided were unclear and incorrect. The drawings were lower than what had actually been built. The gable end roof almost created a terracing effect."

PL556 Pre-Planning Consultation: Upgrade to a Base Station Installation at Borders Lane, Loughton, Essex, IG10 3QT.

The Committee had NO OBJECTION to this application.

PL557 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

- 557.1 Application No:** EPF/2331/23
Officer: Kelly Sweeney
Location: 4 Little Dragons, Loughton, IG10 4DG
Proposal: Front boundary wall of brick/railings and 2 sets of double gates.
 The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the premise that Little Dragons consists of mainly open drives. The proposed boundary treatment would negatively change the character and charm of the street and affect the amenity of the neighbours in the opposite property.

Members also OBJECTED to the proposed loss of three trees, to implement this proposal, including a Magnolia which was part of the former development at this site.

Although, there was a wall along the side of Foxwood, this was merely part of the entrance to Little Dragons and should not be a justification for this application, which would set an unwelcome precedent for this area.

Application No: EPF/2387/23

Officer: Kelly Sweeney

Location: 21 Stony Path, Loughton, IG10 1SJ

Proposal: First floor rear extension and single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2532/23

Officer: Nathaniel Raimi

Location: 14 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Two Storey Side Extension and Single Storey Rear Extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that there was a natural gap and spacing between the semi-detached houses in this part of Rookwood Gardens. The proposed two-storey extension would disrupt this pattern. It would also box in the occupier at No 15 and result in direct overlooking onto their front garden.

Members supported the ground floor extension and considered a hipped roof would be preferable.

Application No: EPF/2537/23

Officer: Mohinder Bagry

Location: 1 Campions, Loughton, IG10 2SG

Proposal: This application is for a proposed single storey rear extension with a window and doors on the rear elevation and an obscure glazed window on the east elevation. The existing east elevation living room window will be changed to an obscure glazed window.

The Committee had NO OBJECTION to this application.

Application No: EPF/2566/23

Officer: Mohinder Bagry

Location: 1 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Proposed installation of ground floor double doors, first floor window to the front elevation and new external landing/steps.

The Committee had NO OBJECTION to this application.

Application No: EPF/2575/23

Officer: Nathaniel Raimi

Location: 42 High Beech Road, Loughton, IG10 4BL

Proposal: Ground floor rear extension, first floor side and rear extension involving changes to the roof and installation of PV panels to the roof.

The Committee had NO OBJECTION to this application. Members considered this an improvement to the property.

Application No: EPF/2595/23

Officer: Robin Hellier

Location: 11 Wallers Hoppet, Loughton, IG10 1SP

Proposal: TPO/EPF/08/91

T18: Oak - Selective reduction of overhanging branches by up to 2m, as specified. Selective reduction of branches on south side by up to 2.5m, as specified.

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

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

Application No: EPF/2624/23

Officer: Robin Hellier

Location: 1 Jessel Drive, Loughton, IG10 2EX

Proposal: TPO/EPF/05/79

T1: Oak - Crown reduce by up to 2m, as specified. Crown lift up to 4m from ground, as specified.

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

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

Application No: EPF/2635/23

Officer: Callum Wright

Location: 15 Appleton Road, Loughton, IG10 2HH

Proposal: First floor side extension with pitched roof above ground floor side extension under construction under Permitted Development

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the extension would close the gap with No 17 Appleton Road effectively creating a terrace rather than groups of semi-detached dwellings. Members believed that side extensions should be constrained to ground floor only on Appleton Road to maintain the gap between the houses.

Application No: EPF/2652/23

Officer: Robin Hellier

Location: 5 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/18/12

T1: Cedar - Fell, and replace, as specified.

T2: Cedar - Crown reduce by up to 3m, as specified.

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

Members stated that the Cedar T1 adds character to the street and outdated the houses in this road.

Application No: EPF/2670/23

Officer: Robin Hellier

Location: 21 Alderton Hill, Loughton, IG10 3JD

Proposal: TPO/EPF/06/13

T1: Oak - Crown reduce as specified.

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

Members were very concerned that the tree appeared to have already been reduced without permission and encouraged the District Council's arboricultural officers to inspect this tree.

557.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2581/23

Officer: Mohinder Bagry

Location: 113 Avondale Drive, Loughton, IG10 3DQ

Proposal: Certificate of lawful development for a rear dormer window in connection with a loft conversion.

557.3 Others – provided for information only: *EPF/0581/23, EPF/2600/23, EPF/2610/23, EPF/2617/23 & EPF/2623/23

The Committee NOTED the information received from Epping Forest District Council.

***EPF/0581/23 – 11 Westall Road – Prior Approval for a 6-metre-deep single storey rear extension (addition of 3 metres to existing) height 2.9 metres and eaves height 2.8 metres.**

The Committee NOTED the contents of a letter of objection regarding this application, supporting the concerns of the tenant of 13 Westall Road, whose own roof had been damaged as a result of the works, already carried out by the applicant, in respect of this proposal.

Members requested that Enforcement Officers investigate works at both 11 and 15 Westall Road which were having a detrimental impact on the amenity of the neighbour at no.13.

PL558 Decisions

558.1 Decisions by Epping Forest District Council

The decisions for November 2023 were NOTED.

PL559 Licensing Applications

559.1 No Licensing Applications had come to the attention of Officers.

559.2 Taxi Tariff Consultation

The Committee NOTED that the proposed increases were fairly large but accepted that there had been no raising of tariffs for a number of years and in the current financial markets, members had NO OBJECTION to the proposals.

PL560 Enforcement and Compliance

560.1 EPF/2193/23 – 155 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. New 1 storey rear extension. New dormer extension – Min no PL534.1 & 555.1

The Planning Committee Clerk informed members of the Enforcement Officer's response to its report of a suspected breach at the above site, which was:

“With regards to this site, the use has not started as the buildings are still under construction. They are constructed as per the LDC which does include toilet facilities.”

The Committee NOTED this information.

Signed:

Date: 8 January 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8 January 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL561 Apologies for Absence

No apologies for absence were received for this meeting.

PL562 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2688/23 – 6 Tewkesbury Close; EPF/2690/23 – 49 Felstead Road; EPF/2696/23 – 133 Chequers Road; EPF/2733/23 – 12 Alderton Way; EPF/2736/23 – 21 Woodland Road; and EPF/2785/23 – 53 Algers Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Davies declared a non-pecuniary interest in planning application EPF/2756/23 – 35 Wellfields, as she was acquainted with one of the people involved in this application. Cllr Davies confirmed that she would not participate in this item.

PL563 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 December 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL564 Matters for Report

564.1 Notices of Appeal

564.1.1 EPF/1399/23 – 39 Albion Hill, Loughton, IG10 4RD.
Proposal: Application for landscaping scheme including outdoor swimming pool, decking, and grass terraces, in pursuant with approved application EPF/0277/20. (Appeal ref no: APP/J1535/D/23/3331421 – Min no PL460.1)
The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

- 564.1.2 EPF/1966/23 – 39 Albion Hill, Loughton, IG10 4RD.**
Proposal: Retention of infill extension on ground floor to side/front elevation with a flat roof, extension to single storey rear extension, increase in overall height of building inc eaves, internal and external alterations including door/window openings with Juliet balconies, and external finishes (Revised Scheme to approved consent EPF/0277/20. (Appeal ref no: APP/J1535/D/23/3333399 – Min no PL513.1)
 The Committee NOTED the information received from Epping Forest District Council in respect of the above application.

564.2 Loughton Building Design Award 2024

The Planning Committee Clerk advised that one nomination for this award had been received for 7 High Beech Road.

The Committee suggested the following nominations also be included for consideration for this award:

- The Aviary Bar & Brasserie, 200 High Road, IG10 1DN
- Dada, 31 Station Road, IG10 4NZ
- Gelato, High Road, IG10 1AH
- 70 Alderton Hill, IG10 3JB
- 5 Staples Road, IG10 1HP

PL565 Pre-Planning Consultation: Proposed Upgrade to a Base Station Installation at Westall Road / Ethridge Road Junction, Westall Road, Loughton, IG10 2HX.

The Committee had NO OBJECTION to this application.

However, members requested that the applicant, Cornerstone, improve the planting/landscaping at this site and maintain the planting at all its sites around Loughton, which have been planted to enhance the visual impact of the apparatus installed. Without maintenance of the planting the visual impact was being negatively affected.

PL566 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

566.1 Application No: EPF/2607/23

Officer: Kelly Sweeney

Location: 1 Coteford Close, Loughton, IG10 2NT

Proposal: Single storey side/rear extension.

The Committee had NO OBJECTION to this application. However, members expressed concern that no front elevations had been provided with this application to properly assess any potential impact.

Application No: EPF/2682/23

Officer: Nathaniel Raimi

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Re-submission of EPF/2065/06 for part single and part two storey side extension.

The Committee OBJECTED to this application on grounds that it did not address the issues previously objected to, namely the loss of symmetry, the loss of a parking space and the encroachment onto the pavement of the proposed parking on this site. Although, the height had been reduced the

proposal would still have a negative impact on the street scene. Also, the committee did not consider the proposal was in sympathy with the architectural style of this period property, or its neighbours. The dwelling should not come forward of the existing building line.

Application No: EPF/2688/23

Officer: Mohinder Bagry

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Change of use from waste land to garden.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application supporting the comments of the LRA Plans Group, namely:

“The applicant has signed Certificate A and claims they are the sole owner of the land. Yet they have put an advert in the paper certifying they do not own the land. Notwithstanding this, the advert refers to the erection of a garden building, not to convert waste land to garden. It is an offence under the planning acts to sign the wrong certificate of ownership knowingly or recklessly.

As such we consider the application should be invalidated and the applicant clarify what they are applying for.”

Application No: EPF/2690/23

Officer: Marie-Claire Tovey

Location: 49 Felstead Road, Loughton, IG10 3BB

Proposal: Change of use from C3 Dwelling House- C4 HMO

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application reiterating its previous comments, Min no PL534.1, which were:

“The Committee OBJECTED to this application stating the houses in this part of Felstead Road were designed and built for family housing, and this property should remain as a family home. To allow this change of use to an HMO would create an incongruous form of development that would cause significant harm to the character of the area. It would also create a dangerous precedent which would prevent the council from resisting other similar conversions in the street.

*It is not necessary for the external appearance to be altered to refuse a planning application on the grounds of loss of character, as cited in the case *Kazalbash v Secretary of State for Levelling Up, Housing And Communities* [2023] EWCA Civ 904 (27 July 2023). The Court of Appeal decided that an Inspector did not err in law when concluding that a proposed development involving the subdivision of a dwelling house would “harm the character and appearance of the area”. The judgment considered that the phrase “character and appearance” was self-evidently a larger concept than appearance alone.*

The HMO would lead to extra pressure for parking and would also result in more car pollution and a subsequent impact on the air quality to the SAC. The design was of poor quality. The rooms were too small, and the living room space was inadequate to accommodate 5 people in an HMO. They

were inappropriately stacked with, for example, a WC above a bedroom. Overall, the accommodation was substandard in floorspace terms, and deficient in a reasonable standard of amenity. The Committee further considered this to be a completely inappropriate location for an HMO.

Members expressed concern that the conversion had already taken place and urged the local planning authority to take appropriate enforcement action."

Application No: EPF/2696/23

Officer: Mohinder Bagry

Location: 133 Chequers Road, Loughton, IG10 3QF

Proposal: Kerb drop.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that several properties already have full width crossovers, which is reducing the capacity for other residents, visitors and delivery vans to park on Chequers Road. As such members believe the council should resist from permitting any more full width crossovers which also breaks up the visual rhythm of path to crossover and the visual amenity of the road which is becoming bare. It also reduces the opportunity to green the road by planting trees in pavements and increases the risk of flooding.

The Committee would be willing to waive its objection if the applicant were to amend the proposal to a single width crossover matching the existing drive of this dwelling.

Application No: EPF/2733/23

Officer: Nathaniel Raimi

Location: 12 Alderton Way, Loughton, IG10 3EQ

Proposal: Two storey pitched roof side extension set off the side boundary.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2736/23

Officer: Marie-Claire Tovey

Location: 21 Woodland Road, Loughton, IG10 1HQ

Proposal: Front porch, hip to gable roof, front and rear dormers and rooflights.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment. The increase in bulk to the roof (the blank flank side of the roof extension would be very prominent) resulting in a negative impact on the street scene on this part of Woodland Road. The proposed grey roof would also be out of keeping.

There would be a loss of light and increased sense of enclosure to the side windows at No 23 Woodland Road.

The proposed increase in bedrooms in this proposal would place extra stress on the EF SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to

air quality in the SAC that the application, alone or with other projects, will engender.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

If the Local Planning Authority was minded to approve this application, members requested that a condition be imposed for materials to match original.

Cllr Davies left the meeting during consideration of the following planning application, EPF/2756/23, by the Committee. Cllr Kauffman took the Chair for the following item.

Application No: EPF/2756/23

Officer: Robin Hellier

Location: 35 Wellfields, Loughton, IG10 1PA

Proposal: TPO/EPF/26/01 (Ref: T1)

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

The Committee fully supported the concerns of the Tree Officer which were:

1. There is a fine oak standing in the public green sward that appears to be at least 2-3 metres closer to the property at about 21 metres than T3 (24 metres). There must be clarity over which tree is influencing the subject property before a decision can be made about which tree is responsible.
2. The level monitoring diagram appears to show most building downward movement occurring at Point 1, which is located at the front left boundary, from July to September with slight recovery up to November. There have only been 3 sets of readings from July 2023 and while there has been significant recovery at point 4 from September to November, there also appears to be crack opening into the winter months up to November '23, which is unusual and requires further explanation.
3. There has been no consideration of the potential for heave to the two properties; 33 and 35, closest to T3. With the relative age of T3 and the shallow foundations of these 1950s houses, it seems likely that heave might pose a significant risk to both the tree owner's house and the neighbour at 33.
4. No alternatives to felling have been offered such as Geobear resin injection to stabilise the clay beneath the foundations. The option of pruning T3, which is about 16 metres tall and not the 20 metres mentioned in the geotechnical report has not been discussed but may be a compromise in the light of the tree's veteran status and the control provided by lowering the tree's water demand rather than removing it completely and the risk of ground recovery pursuant to that action.

5. The 580mm deep footings only appear to sink about 80mm into consolidated clay soil with 500mm of made ground above this. This places the houses at high risk of movement.
6. The possibility of natural water tables or water courses impacting the building have not been investigated but it is widely known that these natural features exist in the locality.
7. The slope in the natural ground level may be contributing to movement in light of the 8cm deep foundations on a highly plastic clay.

The Committee stated that regardless of costs to the insurance company every effort should be made to save the tree, believing that the most likely cause of the subsidence to be the sub-standard foundations of these properties.

Cllr Davies returned to the meeting and resumed the Chair for the remaining agenda items.

Application No: EPF/2766/23

Officer: Marie-Claire Tovey

Location: Mulberry, Woodbury Hill, Loughton, IG10 1JB

Proposal: Variation to condition 2 on EPF/2259/21 (Demolition of existing dwelling house, standalone stable block, hardstanding tennis court, and replacement with new dwelling).

The Committee had NO OBJECTION to this application.

Application No: EPF/2768/23

Officer: Mohinder Bagry

Location: 29 The Crescent, Loughton, IG10 4PY

Proposal: Single storey rear and side extension

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the extension to remain ancillary to the main dwelling

Application No: EPF/2785/23

Officer: Nathaniel Raimi

Location: 53 Algers Road, Loughton, IG10 4NF

Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application supporting the comments of the LRA Plans Group which were:

"The LRA Plans Group is disappointed to see yet another application submitted in connection with this dwelling. It would have been helpful if the applicant had clearly identified what has already got consent on the drawings. Any further extensions beyond what has already been approved is unacceptable and represents an overdevelopment of the site.

The LRA Plans Group also object to the lack of any detail of the proposed air source heat pump which is likely to be visible from the front of the dwelling and detrimental to the visual amenity of this part of Algers Road. We also note the air source heat pump is not mentioned in the description of development."

Application No: EPF/2793/23

Officer: Muhammad Rahman

Location: Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS

Proposal: Creation of a new pedestrian automatic entrance door into the south façade of the building together with metal stair, platform, glass balustrades, steel and glass canopy and disabled platform lift.

The Committee had NO OBJECTION to this application.

Application No: EPF/2800/23

Officer: Mohinder Bagry

Location: 57 Valley Hill, Loughton, IG10 3AL

Proposal: Removal of condition 9 on planning permission EPF/1416/22 relating to Class E permitted development rights (First floor rear extension. Single storey rear extension. Alterations to entrance porch).

The Committee OBJECTED to this application stating that the said condition 9 on planning permission EPF/1416/22 should remain for the original reason outlined by the local planning authority: *“to avoid overdevelopment of the site and the unacceptable reduction in amenity space.”*

566.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2678/23

Officer: Mohinder Bagry

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for a proposed garden shed.

Application No: EPF/2692/23

Officer: Mohinder Bagry

Location: 39 River Way, Loughton, IG10 3LJ

Proposal: Certificate of lawful development for a proposed rear dormer window and hip to gable roof extension and front roof lights in connection with a loft conversion.

Application No: EPF/2784/23

Officer: Nathaniel Raimi

Location: 53 Algers Road, Loughton, IG10 4NF

Proposal: Certificate of Lawful Development for proposed two storey rear extension.

566.3 Others – provided for information only: EPF/2688/23 and EPF/2740/23

The Committee NOTED the information received from Epping Forest District Council.

PL567 Decisions

567.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL568 Licensing Applications

568.1 No Licensing Applications had come to the attention of Officers.

PL569 Enforcement and Compliance

569.1 Suspected breach - Demolition of 14 Tycehurst Hill, IG10 1BU

The Planning Committee Clerk informed the Committee of a response received from Building Control at Epping Forest District Council regarding the above suspected breach.

The Committee considered that the complete demolition of this dwelling was not a building control concern, but an enforcement issue. The matter was contrary to the planning permission approved by the Planning Inspector on Appeal: application Ref: EPF/0599/23, which was for: *“the part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space.”*

Members therefore requested that this matter be referred to a Planning Officer for enforcement, with particular reference to paragraph 8 of the Appeal Decision, which states:

8. Concerns have been raised by other parties related to embodied carbon-dioxide and carbon assessments related to replacement buildings. In this case, however, only a partial demotion and extension of an existing building is proposed, and no such assessment is required to allow a full planning assessment of such proposals.

The Planning Committee Clerk would report the above matter to Enforcement at Epping Forest District Council and advise further once a response was received.

Signed:
Date: 22 January 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 January 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley

Also present:

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the public

The Committee AGREED to bring forward planning application, EPF/0019/24 – Corner Garth Nursery Road, after agenda item 3, Confirmation of Minutes, as a member of the public in attendance had an interest in this application.

PL570 Apologies for Absence

Apologies for absence were received from Cllr Wiskin for this meeting.

PL571 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2203/23 – Land at 1 and 3 Barncroft Road; and EPF/2421/23 – 13 Stanmore Way, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Murphy declared a non-pecuniary interest in planning application EPF/0019/24 – Corner Garth, Nursery Road, as she lived nearby.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/2808/23 – 2 Danbury Road, as he owns a nearby property.

PL572 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 8 January 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL573 Planning Application

The following planning application was CONSIDERED, and the plans inspected.

573.1 Application No: EPF/0019/24

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of a letter of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application stating the proposed roof changes were too high. Members noted that this was the 12th planning application for this site and considered this was an attempt to try and sidestep the planning process and obtain approval by stealth.

The Committee further OBJECTED to the two separate applications listed under Permitted Development that had also been lodged for consideration, EPF/0011/24 – proposed new dormer to side elevation and EPF/2792/23 - Foundation trench to rear elevation have been excavated, and subsequently been inspected by an approved building control inspector. The applicant was attempting through the various applications to incorporate all the elements of the refused planning application, EPF/2136/22, which was deemed to be an overdevelopment of the site.

Members NOTED that the approved application, EPF/1780/23, included an entrance into High View Close, which would have highway safety issues on a steep corner, with double lines and street furniture that would not allow for such an entrance. Alongside the double lines, there is a lamppost, telecommunications cabinet and fire hydrant that would all impede such an entrance, but none of which were included in the drawings.

The Committee had objected to this application, EPF/1780/23, alongside neighbouring residents. It therefore requested to know how this application had been approved under delegated officer powers and sought an official investigation into this planning decision.

PL574 Matters for Report

574.1 Notice of Appeal

574.1.1 EPF/0228/23 – 10 Lower Alderton Hall Lane, Loughton, IG10 3LW. Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works. (Appeal ref no: APP/J1535/W/23/3329205 – Min no PL365.1)

The Committee strongly supported the refusal reasons of the local planning authority in respect of this application, and reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications, noting that apart from the removal of the spiral staircase, there was little difference to the previous applications considered for these sites, EPF/1847/22 and EPF/1848/22.

Members reiterated their previous comments which were:

“The Committee OBJECTED to this application on the grounds that the development would be out of keeping with the street scene and surrounding properties in this block. The roof extension would be extremely harmful to the terrace of buildings and break up a uniform roof line.”

PL575 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.33) Order 202*

The Committee had NO OBJECTION to these proposals.

PL576 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

576.1 Application No: EPF/2203/23

Officer: Caroline Brown

Location: Land at 1 and 3, Barncroft Road, Loughton, IG10 3EY

Proposal: New detached Bungalow dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the plot was already cramped. The bungalow had no acceptable amenity space, and the proposal would result in an incongruous street scene.

Members supported the comments of the LRA Plans Groups, that the existing building comprises a flat on the ground floor and a flat on the first floor. Insufficient information has been submitted over which elements of the garden are used by which flat, but we believe the existing triangular garden belongs to the first floor flat.

The application form suggests one of the flats may be deleted but this does not form part of the description of development and there are no plans to back up this claim. We object to the loss of the triangular garden, whether it is used by the first floor flat or not.

Overall, this is garden grabbing and an overdevelopment of the site which will leave little amenity space for the occupiers of the dwellings.

Application No: EPF/2421/23

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of Existing House to Erect New Build with Basement and Second Floor - resubmission of refused application EPF/1293/23.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on grounds that the roof was still too high, it should be stepped down to fit in with the street scene.

Members further supported the comments of the LRA Plans Group that it is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO₂ emissions by more than 60%.

Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO₂. This proposed development will be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

Application No: EPF/2515/23

Officer: Mohinder Bagry

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Conversion of internal garage to create new habitable room. New window to replace garage door to front elevation, and alterations to existing window and door openings to rear and side elevations (ground floor), to existing end-of-terrace dwelling house

The Planning Committee Clerk advised members that this application had already been considered – Min No PL552.1. It had appeared on Epping Forest District Council's weekly list for 12 January 2024 due to an administrative error.

Application No: EPF/2695/23

Officer: Caroline Brown

Location: Brook House, Debden Lane, Loughton, IG10 2PD

Proposal: Erection of a two-storey side extension.

Although this application was initially not objected to, there was some doubt if the land was allowed to be developed at all, or even fenced off. At the meeting the chairman requested a check on a previous change of use refusal.

Change of use refusals for the land, have now come to light, along with refusals for the erection and retention of close boarded fencing (EPF/2022/08 and EPF/2021/08). These should have been mentioned by the applicant but were not.

Before an application for an extension can be considered, there should first be an application for the retention of the fence and an application for the change of use of the land. Both of which were previously refused. As a consequence this application should be paused. It may be resubmitted for consideration at a later date, once the change of use and change of boundary treatment have been considered.

Application No: EPF/2749/23

Officer: Callum Wright

Location: 45 Highland Avenue, Loughton, IG10 3AH

Proposal: Rear extension at 4m depth and 3m maximum height. Garage conversion into habitable space. Blocking up of 2no windows on first floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/2808/23

Officer: Callum Wright

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Addition of porch extension and other minor window and rooflight modifications and alterations.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was forward of the existing building line. It had a negative impact on the street scene, was already a monstrous overdevelopment of the plot and this had a very negative impact on the neighbours.

The Committee requested that Enforcement Officers should check what has been built and that it complies with the original approved application. Any unauthorised changes should be put back as original.

Application No: EPF/2815/23

Officer: Mohinder Bagry

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Erection of a glazed single storey infill extension between dwelling and swimming pool outbuilding.

The Committee OBJECTED to this application for a proposed infill extension on the basis that it would add to the bulk and impact negatively on the amenity of the neighbour.

The existing pool outbuilding did not have planning approval and Enforcement Officers should look into this matter.

Application No: EPF/0016/24

Officer: Robin Hellier

Location: 50 Ollards Grove, Loughton, IG10 4DW

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Oak - Crown reduce height, as specified. Reduce lateral branches by up to 2m, as specified.

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

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

Application No: EPF/0034/24

Officer: Muhammad Rahman

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Erection of replacement 4-bedroom dwellinghouse with a basement, integrated garage, and rear patio.

The Committee OBJECTED to this application; the proposed new dwelling would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The Committee AGREED to suspend standing order 3ff until 9pm

Application No: EPF/0041/24

Officer: Marie-Claire Tovey

Location: Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: Variation of condition 2 'Plan no's' on planning permission EPF/2895/22 (Loading bay extension to existing industrial facility, at Debden Security Printing Ltd. Langston Road, Loughton, IG10 3PB).

The Committee had NO OBJECTION to this application.

Application No: EPF/0051/24

Officer: Robin Hellier

Location: Goldings Farm Clays Lane Loughton IG10 2RZ

Proposal: TPO/EPF/21/98 W1

TPO/EPF/42/91 A2, T22

Woodland management plan, as specified.

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

The applicant should confer with the Tree Officer the reasons for any works, if necessary.

576.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2760/23

Officer: Caroline Brown

Location: 109 Roding Road, Loughton, IG10 3EJ

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

Application No: EPF/2792/23

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Certificate of lawful development for the proposed implementation of planning consent ref: EPF/178-/23 has begun.

Foundation trench to rear elevation have been excavated, and subsequently been inspected by an approved building control inspector.

Application No: EPF/0011/24

Officer: Mohinder Bagry

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Certificate of lawful development for a proposed new dormer to side elevation.

Application No: EPF/0023/24

Officer: Caroline Brown

Location: 12 Westfield, Loughton, IG10 4EB

Proposal: Certificate of lawful development for a proposed garage conversion and fenestration alterations.

576.3 Others – provided for information only: EPF/2803/23, EPF/0008/24, EPF/0010/24 & EPF/0045/24

The Committee NOTED the information received from Epping Forest District Council.

PL577 Decisions

577.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for December 2023.

PL578 Licensing Applications

578.1 Street Trading Consent Renewal

**578.1.1 Healthy Option, Wickes Car Park, Goldstone House,
Langston Road, Loughton IG10 3TQ**

The Committee had NO OBJECTION to this application.

PL579 Enforcement and Compliance

579.1 Suspected breach - Demolition of 14 Tycehurst Hill, IG10 1BU

The Planning Committee Clerk advised members of a Confidential report received from the Enforcement Officer in respect of this matter.

Signed:

Date: 5 February 2024

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 February 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Kauffman S Murphy K Rainbow
J Riley G Wiskin
B Cohen (as substitute for Cllr Abraham)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the Public

The Chairman advised Committee members that the member of the public present at the meeting was interested in planning application EPF/2115/23 – 40 Upper Park, listed under Matters for Report, therefore the agenda would be taken in order and there was no requirement to bring any matters forward.

PL580 Apologies for Absence

Apologies for absence were received from Cllr Abraham, Cllr Cohen had been nominated as his substitute for this meeting.

PL581 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1710/23 – 96 Whitehills Road and EPF/0035/24 – 1 Langston Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL582 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 22 January 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL583 Matters for Report

583.1 Re-consultation

583.1.1 EPF/2115/23 – 40 Upper Park, Loughton, IG10 4EQ.

Proposal: Part three storey part extension including rooms in the extended loft and addition of rear gables to the first floor rear bedroom and to the existing loft conversion with alterations to the roof and fenestration of the existing two storey rear extension for the semi-detached house – Min no PL525.1

A member of the public interested in this item addressed the meeting.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this application, that a condition

be imposed for the proposed extension to remain ancillary to the main dwelling.

PL584 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

584.1 Application No: EPF/1710/23

Officer: Marie-Claire Tovey

Location: 96 Whitehills Road, Loughton, IG10 1TU

Proposal: Change of use to let as a 7 bedroom property as opposed to a 6 bedroom property. The property is presently let to 6 tenants, and we wish to let to 7 tenants. The property already consists of 7 bedrooms so no development work is required.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed seventh bedroom was too small to be considered a habitable space. The application would have a negative impact on the amenity of neighbours.

Members considered the dwelling offered insufficient facilities / amenities in its current form for six tenants, believing the number of kitchen and bathroom space was inadequate for that number of tenants. The Committee requested that Building Control investigate to check that this dwelling met the minimum standard requirements.

Changing houses to HMOs seems to be on the increase. The Committee believes the council should have a policy to protect family housing.

Application No: EPF/0035/24

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed storage facility building was unattractive and overbearing, and the logo signage was considered excessive. The proposal would result in a negative impact on the street scene.

Members requested that the building appearance be softened to compliment the street scene, stating it would be preferable if it was sky coloured, rather than the proposed black, and the logo signage should be much smaller. The existing green boundary treatment should also be retained to maintain/enhance the street scene and support biodiversity, particularly due to the site's proximity to the Roding Valley Nature Reserve and EFSAC.

The Committee also supported the concerns raised by the LRA Plans Group regarding the traffic situation at this site, which were:

"Notwithstanding earlier approvals and the claims from the applicant this scheme will generate less traffic than these previous schemes which they clearly have no intention of implementing, the congestion on the junction of Langston Road and Chigwell Lane has got worse. Cars waiting to turn left

into Langston Road can back up all the way past the railway bridge, where the road is a single carriageway, which causes massive delays. The traffic can back up all the way to the roundabout on Church Hill/Golding's Hill, yet the council keeps on granting more traffic generating uses in this location without asking for money to improve the junction.

Whilst the traffic engineers at Essex County Council claim they have visited the site; it must have been a fleeting visit. They need to carry out a proper assessment throughout a typical week. The problem is getting worse, and something needs to be done to address it."

The Committee requested that daily pollution figures for Rectory Lane be made available as due to the existing congestion on this road they must exceed acceptable levels which would be impacting residents' health and the EFSAC.

Application No: EPF/0081/24

Officer: Robin Hellier

Location: 28 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T22)

T1: Oak - Crown reduce to previous pruning points, as specified.

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

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

Application No: EPF/0096/24

Officer: Mohinder Bagry

Location: 64 Roding Road, Loughton, IG10 3EF

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0102/24

Officer: Caroline Brown

Location: 5 Whitehills Road, Loughton, IG10 1TS

Proposal: Ground Floor front extension/ wrap around side extension/ wrap around rear extension. First Floor rear extension and wrap around side extension.

The Committee OBJECTED to this application, stating the proposal was out of keeping with the street scene, due to the loss of symmetry with the neighbours. The proposal was building up to the boundary creating an almost terracing effect.

Members considered a hipped roof would be preferable to the proposed gable end.

It was also noted that the application would create parking issues and an application for a dropped kerb would need to be made, which had not been included in this proposal.

Application No: EPF/0138/24

Officer: Robin Hellier

Location: 13 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T23)

T1: Silver Birch - Crown reduce by up to 2.5m, as specified.

The Committee NOTED the contents of a letter of objection.

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

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

584.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0095/24

Officer: Mohinder Bagry

Location: 3E Homecroft Gardens, Loughton, IG10 3RB

Proposal: Certificate of lawful development for proposed new ancillary garden room and new fence.

584.3 Others – provided for information only:

The Committee NOTED that no applications had been made under "Others".

PL585 Decisions

585.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL586 Licensing Applications

586.1 Application for a new Premises License: The Gelato Kitchen, Unit 2, 248 High Road, Loughton, Essex, IG10 1RB

The Committee OBJECTED to this application on the grounds of:
“(3) The prevention of public nuisance”.

Members considered the proposed starting times for the supply of alcohol and provision of recorded music was too early and suggested that the times matched those of the licence of the nearby “Eight Rocks”, whereby the provision of music was permitted from 8am and the sale of alcohol was permitted from 9am.

The Committee also requested that the external paraphernalia (synthetic grass and refuse bin) should be ordered to be removed in order to eliminate trip hazards, particularly if alcohol was being consumed at the premises.

PL587 Enforcement and Compliance

No reports had been received.

Signed:

Date: 19 February 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 February 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

The Chairman asked Cllr Kauffman whether he would be leaving the meeting during consideration of planning application EPF/0191/24 – Loughton Central Library, due to his interest in this matter? Cllr Kauffman confirmed that he would remain in the meeting during those discussions.

PL588 Apologies for Absence

No apologies for absence were received for this meeting.

PL589 Declarations of Interest

Cllr Kauffman declared a non-pecuniary interest in planning applications: EPF/0191/24 – Loughton Central Library, as he is related to a member of the group responsible for this proposed monument; and EPF/0194/24 – 179-181 High Road, as he owns a neighbouring property.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/0199/24 – 60 Traps Hill, as he lives directly opposite, although he had not been consulted as a neighbour.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2702/23 – 52 The Broadway; EPF/0191/24 – Loughton Central Library; EPF/0194/24 – 179-181 High Road; and EPF/0224/24 – 14 Tycehurst Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL590 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 5 February 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL591 Matters for Report

591.1 Notice of Appeal

**591.1.1 EPF/0320/23 - 89 Forest Road, Loughton, IG10 1EF.
Proposal: Retention of 1st floor windows to front elevation as built (Amendment to permission for extensions and alterations to convert one dwelling to two dwellings under EPF/1864/19). (Appeal ref no: APP/J1535/W/23/3333132 – Min no PL402.1)**

The Committee strongly supported the refusal reasons of the local planning authority, and reiterated its previous OBJECTION to this application, which was:

"Members deplored the retrospective nature of this application. The raising of the roof was incongruous enough, the uneven windows was a step too far.

The Committee OBJECTED to this application on the grounds that it was of poor design and unbalanced. It was out of keeping resulting in a negative impact on the street scene."

PL592 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

592.1 Application No: EPF/2702/23

Officer: Samuel Finnis

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from Esports and gaming cafe (Sui Generis) to Greek Street Food Style restaurant with ancillary take-away (Class E/A5) and relocation of the entrance door.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application but confirmed it would waive the objection if the applicant agreed to the following amendments to the proposal:

- i. to change the shutter style to an open-mesh one, which was preferable to a solid shutter, allowing visibility into the retail unit, adding visual interest and preventing graffiti being sprayed on the shutter; and
- ii. to provide screening and pot planting around the ventilation system to improve its appearance and protect the amenity of neighbours.

Application No: EPF/0038/24

Officer: Nicola Bickerstaff

Location: 11 Baldwins Hill, Loughton, IG10 1SE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0140/24

Officer: Caroline Brown

Location: New City Fitness, Epping Forest Wellness Centre, Borders Lane, Loughton, IG10 3SA

Proposal: Advertisement consent for part retrospective fascia signage and 1 totem sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0143/24

Officer: Robin Hellier

Location: 1 High Oaks, Park Hill, Loughton, IG10 4ES

Proposal: TPO/EPF/03/96 (Ref: T5)

T1: Cedar - Crown reduce height and spread by up to 2m, as specified.
Crown thin, as specified.

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

Members commented that the tree already looked sparse, and that no specification had been provided in the application.

Application No: EPF/0149/24

Officer: Marie-Claire Tovey

Location: 76 Algers Road, Loughton, IG10 4NF

Proposal: Application for variation of condition 2 'approved plans' and condition 4 'External Finishes' on planning permission EPF/0861/21 allowed on appeal (Demolition of existing dwelling and replacement with new building containing six flats)

The Committee had NO OBJECTION to this application.

Application No: EPF/0164/24

Officer: Robin Hellier

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: TPO/EPF/04/79 (Ref: T26)

T1: Oak - Crown reduce by up to 2.5m, as specified. Selective low limb reduction, as specified.

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

Members strongly objected to this application owing to the site being in the Baldwins Hill Conservation Area and due to its close proximity to the forest.

Application No: EPF/0166/24

Officer: Amy Hallett

Location: 14 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20).

The Committee OBJECTED to this application, supporting the local planning authority's refusal to previous planning application EPF/2327/23, for this site, and which members believed this application failed to address.

The Committee reiterated its previous OBJECTION to that application, min no. PL544.1 which was:

"The Committee OBJECTED to this application on the grounds that the proposed roof height was excessive, resulting in the loss of step in the road. The excessive use of glass would create light pollution, and the overall design was overbearing and would result in a negative impact on the amenity of the neighbours."

Application No: EPF/0176/24

Officer: Caroline Brown

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: Rear Extension, Side Extension, Loft Conversion and Façade Alterations

The Committee OBJECTED to this application, supporting the local planning authority's refusal to planning application EPF/2740/22, for this site, and which members believed this application failed to address.

Members considered this application would negatively impact the neighbours at 65A; and also noted the holding objection of the Tree & Landscaping Officer, that this proposal failed to address. The Committee reiterated its previous OBJECTION to planning application EPF/2740/22, min no.PL402.1 which was:

"The Committee OBJECTED to this application stating it was overbearing. The proposed roof was too high, the ridge height should be no higher than the uphill neighbour. The design was incongruous and out of keeping, particularly the large window at the front of the property, which would result in a very negative visual impact on the street scene. The excessive glazing would also result in light pollution.

The double-storey rear extension extended beyond the footprint; this would create a negative impact on the visual amenity causing a loss of amenity for the neighbours.

Further, the increase in the number of bedrooms was contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

*Natural England and Loughton Town Council had both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (LPSV) cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender."*

Application No: EPF/0190/24

Officer: Marie-Claire Tovey

Location: 96 High Road, Loughton, IG10 4HT

Proposal: Self-containment of existing first floor flat, new residential access door to front elevation, new shop front, new replacement windows and minor internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0191/24

Officer: Mohinder Bagry

Location: Loughton Central Library, Traps Hill, Loughton, IG10 1HD

Proposal: Erection of Epping Forest Holocaust Education memorial on land to east of the library building.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but raised the following concerns:

Members believed the existing open aspect of the children's playground should be maintained to protect the safety of users, believing the implementation of the proposed screening would compromise that safety and would also encourage anti-social behaviour in an enclosed area.

The process could possibly have included a wider consultation with local residents for the proposed design of the monument.

Application No: EPF/0194/24

Officer: Murtaza Poptani

Location: 179 -181 High Road, Loughton, IG10 4LF

Proposal: Ground floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the extension was overbearing by reason of its bulk and length, reaching into Station Road and representing an overdevelopment of the site.

The noise impact assessment submitted referred to the London Plan which was not a relevant planning document in Loughton and therefore could not be relied upon. It also concluded the building would only be compliant with the windows and doors shut and recognised that the room would therefore require mechanical ventilation, for which no proposals were included in this application. Ventilation of the extension would consequently result in the doors and windows having to be opened to cool the room, creating noise disturbance to neighbours.

Members considered the proposed area should be returned to its original purpose of parking for patrons and for deliveries, as outlined in the original planning consent for this site. This establishment was responsible for major parking problems with vehicles illegally parked on double yellow lines and mounting the pavement, particularly during Thursday, Friday and Saturday evenings and Sunday lunchtime, when no enforcement officers were in attendance.

The proposed closing time of 12.30am was too late. The opening times should be restricted to the existing hours submitted by the applicant in Planning Application EPF/0648/21 and approved by the local planning authority of 11.00 to 22.00 on Monday – Friday; Saturday, and Sunday and Bank Holidays. These hours should be strictly enforced to protect the amenity of the residents of neighbouring properties, both on Station Road and in the High Road, (the buildings next door, 177-167, are residential on the first floor) from noise disturbance caused by patrons leaving, starting car engines, talking etc.

Members regarded this application to be a “timewaster”, to prevent the enforcement proceedings for the removal of the existing illegal structure at the rear and the existing ventilation system. The Committee believed that no further planning applications should be considered until these enforcement issues had been resolved.

Application No: EPF/0199/24

Officer: Mohinder Bagry

Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: Proposed two-storey part rear extension

The Committee had NO OBJECTION to this application.

However, members deplored the removal without permission by this applicant of the veteran tree on the public highway outside this property.

Application No: EPF/0224/24

Officer: Muhammad Rahman

Location: 14, Tycehurst Hill, Loughton, IG10 1BU

Proposal: Variation to condition 2 'Plan no's on EPF/0599/23 allowed on appeal (Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space)

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the proposal was too high and that the proposed materials did not match those stipulated in the proposal approved on appeal by the planning inspector. Members further deplored the demolition of this property which was contrary to the approved planning consent of the Appeal Inspector.

The Committee supported the comments of the LRA Plans Groups regarding this issue, which were:

"The LRA Plans Group objected to the original planning application because we said this looks like a total demolition of the building. At appeal, the inspector said a carbon assessment was not needed because the proposal was only for part demolition.

The applicant should not be able to get away without a carbon assessment and justification for the demolition. As such the council should refuse consent in the absence of the carbon assessment. The fact the owner will not have a formal planning permission is their problem, the council doesn't have to grant consent even though we accept there is no justification to take enforcement action because the walls have now been demolished.

If the council does not take a strong stance, this will send out a strong message to others that they can get away with it. We also ask officers again to insist on demolition drawings where there is any doubt over what is being demolished."

Members requested that Enforcement Officers attend the site to ensure that building currently undertaken was in accordance with the plans approved on appeal by the Inspector.

592.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0110/24

Officer: Mohinder Bagry

Location: 9 Lower Park Road, Loughton, IG10 4NB

Proposal: Certificate of lawful development for a proposed replacement windows and re-render.

Application No: EPF/0187/24

Officer: Amy Hallett

Location: 9 Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of lawful development for rear box dormer and 3 x rooflights in connection with a loft conversion.

Application No: EPF/0237/24

Officer: Muhammad Rahman

Location: 26 Ladyfields, Loughton, IG10 3RP

Proposal: Certificate of lawful development for a proposed rear dormer and front roof lights in connection with a loft conversion.

- 592.3 Others – provided for information only:** EPF/0133/24 and EPF/0238/24
The Committee NOTED the information received from Epping Forest District Council.

PL593 Decisions

593.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received for January 2024.

PL594 Licensing Applications

594.1 Application for a new Premises License: The Gelato Kitchen, Unit 2, 248 High Road, Loughton, Essex, IG10 1RB

The Planning Committee Clerk informed Committee members that following its OBJECTION to this application, min no PL586.1, the applicant had advised the Licensing Officer at Epping Forest District Council, that he agreed to comply with the Committee's proposed change of hours, i.e.: for the provision of music to be permitted from 8am and the sale of alcohol to be permitted from 9am; and had also agreed to remove the synthetic grass and refuse bin from the front of the property.

The Committee was asked if it would therefore waive its objection to the above application.

Members confirmed they would waive their objection, so long as all the paraphernalia was removed and the dog bowl at the front of the property was also moved next to the front of the building, to avoid all trip hazards and obstacles for pedestrians on the pavement outside this establishment.

PL595 Enforcement and Compliance

No reports had been received.

Signed:

Date: 4 March 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 March 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley G Wiskin

Also present:

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)

2 Members of the public.

The Chairman advised a member of the public present who wished to address the meeting, that they would be able to do so following agenda item 3, Confirmation of Minutes.

PL596 Apologies for Absence

Apologies for absence were received from Cllr Murphy, no substitute had been nominated for this meeting.

PL597 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2723/23 – 34 Habgood Road, EPF/2759/23 – 6 Steeds Way, EPF/2821/23 – 150 Roding Road, EPF/0159/24 – 7A Forest Road, and EPF/02564/24 – 20 The Lindens, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL598 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 February 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL599 Registered Speaker

A member of the public addressed the meeting, thanking the Committee for allowing him to attend and express his frustration and the disappointment he felt following the refusal of two of his planning applications, EPF/3029/21 and EPF/1238/22 in respect of his property at 31 Hillyfields, IG10 2PT.

The application EPF/1238/22 had been declined by the Local Planning Authority (LPA), Epping Forest District Council, which he could not understand, having engaged in a pre-application process with the LPA and which he believed had gone well. His views were supported by his own architect.

He expressed disappointment that 'Loughton Town Council Officers' had declined his application and felt further frustration about the refusal having witnessed other properties in Hillyfields implementing similar extensions. This evening an application for 26 Hillyfields – EPF/0300/24, which was the same as his proposal, was being allowed, and he questioned why this application was not 'causing harm to local architecture'.

The Chairman of the Planning and Licensing Committee responded, advising him of how the planning process works. Applications are processed and decided by the, LPA, Epping Forest District Council (EFDC), who would assign a planning officer to deal with his planning application.

This Committee acts as a consultee in the planning process. Members have extensive knowledge of the local area and planning issues, and they act to protect the local environment and residents. The Committee's comments are then submitted to EFDC to consider when making its decision.

If the matter is decided at Officer level, the officer may agree or disagree with the Committee's recommendations, based on planning merits. If this Committee objects to an application and a valid planning objection is also received from a resident, then the application would usually be referred to the Area Plans South Sub-Committee to consider.

The Town Clerk reiterated that Loughton Town Council Officers take no part in the decision-making process. Their role is confined to note taking, preparing the presentations of applications and providing technical advice to the Committee at the meeting.

The speaker thanked the Committee for its time and the opportunity to raise his concerns.

PL600 Matters for Report

600.1 Notices of Appeal

600.1.1 EPF/1203/23 – 10 Pump Hill, Loughton, IG10 1RU.
Proposal: Retrospective planning application for the part re-levelling of the garden and installation of a retaining wall to enable the construction of an open air swimming pool).
(Appeal ref no: APP/J135/D/24/3337131 – Min no PL447.1)
 The Committee NOTED the information received from Epping Forest District Council.

600.1.2 EPF/2139/23 – 53 Algiers Road, Loughton, IG10 4NF.
Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions. (Appeal ref no: APP/J1535/D/24/3338090 – Min no PL525.1)
 The Committee NOTED the information received from Epping Forest District Council.

600.2 Application for Works to Trees – TPO/EPF/18/12/T1/Cedar: EPF/2652/23 – Fell, and replace, as specified – Min no. PL557.1
 The Planning Committee Clerk advised members that the Tree and Landscaping Officer, Robin Hellier, had provided further information regarding this proposal and had requested whether the Committee would be willing to withdraw its Objection to this application.

The Committee NOTED the information received from the Tree and Landscaping Officer and AGREED, on the basis of that, to waive its OBJECTION.

PL601 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

601.1 Application No: EPF/2723/23

Officer: Amy Hallett

Location: 34 Habgood Road, Loughton, IG10 1HF

Proposal: Part single part two storey rear extension and two storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an over-development of the site. The proposed extension was incongruous, and the roof form was all wrong. The proposed depth and height were excessive and would result in a detrimental impact on the neighbours on both sides. Members noted that the driveway was a shared driveway and this proposal encroached onto the neighbour's drive.

Members believed that the height of the extension should be reduced and that it should be pulled back from the boundary.

Application No: EPF/2759/23

Officer: Samuel Finnis

Location: 6 Steeds Way, Loughton, IG10 1HX

Proposal: New extension on the front, new entrance, demolition of part of the roof and modification of the shape with the addition of rooflight to illuminate the family room, internal alterations, removal of the swimming pool.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the application failed to make clear what was and what was not being demolished, particularly with consideration to recent cases whereby entire buildings had been 'inadvertently' demolished.

The applicant should provide more information in this regard.

Application No: EPF/2821/23

Officer: Amy Hallett

Location: 150 Roding Road, Loughton, IG10 3BS

Proposal: Proposed annexe for ancillary use to the main dwelling.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application on the grounds that it would set an unwelcome precedent. Further, members noted that there were windows to the rear, bordering directly onto the dwelling at South View Road. If there was a boundary fence to prevent overlooking, members questioned whether there would be enough natural light coming through the windows of the granny flat, particularly to the bedroom.

Application No: EPF/0159/24

Officer: Muhammad Rahman

Location: 7A Forest Road, Loughton, IG10 1DR

Proposal: Proposed 2 storeys of office accommodation over existing retail - full width of number 7 Forest Road.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it failed to address its previous objections, in respect of planning application EPF/1661/22. The Committee reiterated its previous comments, Min No PL272.1, which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing would be out of keeping on this part of Forest Road to the visual detriment of Forest Road and this part of Loughton. In townscape terms the building forms part of a bigger unit with the adjacent shop; it would look incongruous to extend only half of the site.

Had the principle of the extension been acceptable, members considered a condition would be required to prevent the office from being converted to residential at a later time.”

Application No: EPF/0197/24

Officer: Marie-Claire Tovey

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: Demolition of existing dwelling and construction of chalet style property.

The Committee had NO OBJECTION to this application. Members considered that this proposal was an improvement on the previous application.

Application No: EPF/0256/24

Officer: Mohinder Bagry

Location: 20 The Lindens, Loughton, IG10 3HS

Proposal: Extension and conversion of garage to provide annexe accommodation to facilitate multi-generational living, ancillary to the main dwellinghouse.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application, subject to a S.106 agreement being entered into by the applicant to ensure an adequate legal control was in place to prevent sub-division of the site and that the extension remained ancillary to the main dwelling.

Application No: EPF/0277/24

Officer: Robin Hellier

Location: 3 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T1: Oak - Crown reduce by up to 4m, as specified.

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

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

Members expressed concern that the proposed works seemed rather a lot and requested that this be brought to the attention of the tree and landscaping officers to assess.

Application No: EPF/0300/24

Officer: Murtaza Poptani

Location: 26 Hillyfields, Loughton, IG10 2JS

Proposal: Single Storey rear extension.

The Committee OBJECTED to this application stating it was an over-development of the site, which had exceeded the 50% rule, that the area of land around the “original house” would be covered by additions or other buildings. The proposal would result in a negative impact on the amenity of neighbours on both sides.

Members suggested the extension be reduced to match that of the neighbour’s extended building line.

Application No: EPF/0330/24

Officer: Robin Hellier

Location: The Oaks, Whitakers Way, Loughton, IG10 1SQ

Proposal: TPO/EPF/04/79 (Ref: T15 & T16)

T1 & T2: 2 x Oak - Crown reduce by up to 1m, as specified.

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

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

601.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0294/24

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Certificate of lawful development for the proposed garden level alterations comply with relevant requirements of the general permitted development order - lowering is to be less than 2 metres below the existing ground level.

601.3 Others – provided for information only:

The Committee NOTED that no applications had been listed under “Others.”

PL602 Decisions

602.1 Decisions by Epping Forest District Council

The Committee NOTED that no decisions had been received.

PL603 Licensing Applications

603.1 Application for a New Premises Licence - The Gelato Kitchen, 248 High Road, Loughton, IG10 1RB – Min no PL594.1

Following correspondence received from the local licensing authority, Epping Forest District Council, advising that the applicant had agreed to the Committee’s requests regarding this application, the Committee had subsequently AGREED to waive its OBJECTION, subject to all paraphernalia being removed from outside the premises.

However, members have since witnessed that the pavement furniture and trip hazards remain on the pavement, contrary to the applicants claims.

Members CONFIRMED that only once all pavement furniture, including tables and chairs, the yellow bin, A-Frame and dog bowl, were removed from the pavement permanently, would it WAIVE its OBJECTION.

The Committee stated the applicant should apply for a formal Pavement Licence and that there was only sufficient room for a maximum of two tables, each with two chairs – facing each other, at this location, without causing an obstruction to the highway and safety of pedestrians.

PL604 Enforcement and Compliance

No reports had been received.

Signed:

Date: 18 March 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 March 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Kauffman S Murphy K Rainbow
G Wiskin B Cohen (as substitute for Cllr Riley)
S Fontenelle (as substitute for Cllr Abraham)

Also present: Cllr M Stubbings

Officers: Mark Squire (Town Clerk – until agenda item 4, Matters for Report)
Debra Paris (Planning Committee Clerk)

4 Members of the public

PL605 Apologies for Absence

Apologies for absence were received from Cllrs Riley and Abraham. Cllrs Cohen and Fontenelle had been nominated as their respective substitutes for this meeting.

PL606 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications:

- i. EPF/0061/24 – 47 Harwater Drive, owing to comments received from the Loughton Residents Association Plans Group (LRAPG); and
- ii. EPF/0369/24 - Annexe, 15 Greenfields Close, following comments received from the Town Mayor, Cllr Stubbings, in respect of this application.

PL607 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 March 2024 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following application, listed under agenda item 6.2, as a member of the public present wished to address the meeting regarding this proposal. The Chairman advised that the Committee did not usually comment on these applications but considered this particular proposal merited comment.

PL608 Deemed Permission – provided for information only:

The following planning application was CONSIDERED, and the plans inspected

608.1 Application No: EPF/0369/24

Officer: Samuel Finnis

Location: Annexe, 15 Greenfields Close, Loughton, IG10 3HG

Proposal: Certificate of lawful development for existing use as a separate self-contained dwelling of the annex permitted by application reference EPF/2710/15, in breach of condition 3 of that permission.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application stating it would set an outrageous precedent. Enforcement Officers should be taking more rigorous action when such conditions are breached in order to prevent this type of furtive behaviour circumventing planning regulations.

The Committee considered the contents of the Statutory Declaration made by the applicant, but considered there was insufficient evidence to support the claims that the converted garage had been used as a separate dwelling for that period of time. No utility or council tax bills had been provided in support of the claims made.

Members believed a Breach of Condition Notice should be served on the applicant, and that further satisfactory proof must be provided to sustain the applicant's claim.

The Town Clerk and speaker left the meeting.

PL609 Matters for Report

609.1 Notices of Appeal

609.1.1 EPF/2067/23 – 47 Hillcrest Road, Loughton, IG10 4QH.
Proposal: Replacement dwelling. Resubmission of refused application: EPF/1429/23. (Appeal ref no: APP/J1535/W/23/3335797 – Min no PL515.1)
 The Committee reiterated its previous comments for this application, which were:

“The Committee had NO OBJECTION to this application. Members requested that the applicant adheres to the Tree and Landscaping Officer’s condition.”

609.1.2 EPF/1645/23 – 4 Prescott Green, Loughton, IG10 2AQ.
Proposal: A single storey, ground floor extension to the rear of existing property. Proposed work would extend to 3.5m (outside wall), meaning this would not fall under permitted development. (Appeal ref no: APP/J1535/D/24/3337145 – Min no PL515.1)
 The Committee NOTED the information received from Epping Forest District Council.

PL610 Permitted development rights consultation: changes to support householder development, building upwards, demolition and rebuild, and the installation of electric vehicle charge points and air source heat pumps - Department for Levelling Up, Housing and Communities - Citizen Space.

The Committee AGREED to defer this item to the next Planning and Licensing Committee meeting on 2 April 2024, to allow further time to consider its response to the proposals in this consultation.

PL611 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

611.1 Application No: EPF/0061/24

Officer: Amy Hallett

Location: 47 Harwater Drive, Loughton, IG10 1LP

Proposal: Proposed single storey ground floor side and rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the elevations did not match the plans. The rear windows did not match, and on the rear elevation, it looked as though the extension extended slightly beyond the rear of the house, whereas it did not on the ground floor plan.

Members requested that the current application be invalidated, and that the applicant submit an amended proposal for consideration.

Application No: EPF/0217/24

Officer: Samuel Finnis

Location: 53 River Way, Loughton, IG10 3LJ

Proposal: Original garage taken down since it was leaking and unsafe. It was rebuilt into Garden / Games / Storage Room. It was also extended by 120cm.

Members deplored the retrospective nature of this application and questioned why it had taken so long to for the applicant to submit it.

The Committee had NO OBJECTION to this application. However, members requested that if the local planning authority was minded to approve the application that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/0373/24

Officer: Amy Hallett

Location: 11 Bushfields, Loughton, IG10 3JT

Proposal: Proposed of single storey rear extension within 3 metres with a flat roof and 2 rooflights; and alternations of fenestration. Single storey front extension and porch, pitched roof and change of fenestrations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0393/24

Officer: Amy Hallett

Location: 24 Lower Road, Loughton, IG10 2RT

Proposal: Single storey rear extension, part first floor rear extension and porch. The extensions will have minimal impact on the street scene and are within 45 deg. angle of the window to the attached neighbour.

The Committee had NO OBJECTION to this application.

611.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0367/24

Officer: Murtaza Poptani

Location: Keepers Cottage, 40 Baldwins Hill, Loughton, IG10 1SF

Proposal: Certificate of lawful development for a proposed outbuilding.

Application No: EPF/0378/24

Officer: Murtaza Poptani

Location: 59 Parkmead, Loughton, IG10 3JW

Proposal: Certificate of lawful development for a proposed rear dormer (Volume added is less than 40cum 200mm from outer edge of eaves to edge of enlargement/dormer left) in connection with a loft conversion.

611.3 Others – provided for information only: EPF/0248/24, *EPF/0322/24 and EPF/0325/24

The Committee NOTED the information received from Epping Forest District Council.

*EPF/0322/24 – 11 Westall Road, Loughton, IG10 2AF

Proposal: Prior approval for a 6 metre deep single storey rear extension (addition of 3 metres to existing) height 2.55 metres and eaves height 2.5 metres (Amended application).

* The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was creating a negative impact on the amenity of the neighbour at no 13, resulting in a loss of sun/daylight.

Members considered the neighbour at no.13, who is a council tenant, and who had already been severely impacted by neighbouring developments should be supported by Epping Forest District Council, her landlord, in an application for a loss of daylight report.

PL612 Decisions

612.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for February 2024.

PL613 Licensing Applications

613.1 Application for a pavement licence – Dada, 31 Station Road, Loughton, Essex, IG10 4NZ.

The Committee RATIFIED the comments submitted to the Licensing Officer at Epping Forest District Council, under delegated powers of authority, in order to meet the consultation deadline which were:

“The Committee had NO OBJECTION to this application.”

PL614 Enforcement and Compliance

No reports had been received.

Signed:

Date: 3 April 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Wednesday 3 April 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley
M Stubbings (as substitute for Cllr Wiskin)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public

The Committee AGREED to bring forward planning application, EPF/0530/24 – 11 Staples Road, after agenda item 3, Confirmation of Minutes, as a member of the public present wished to address the meeting regarding this proposal.

PL615 Apologies for Absence

Apologies for absence were received from Cllr Wiskin, Cllr Stubbings had been nominated as his substitute for this meeting.

PL616 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0470/24 – 22 Hatfields, EPF/0484/24 – 101 Grosvenor Drive, EPF/0530/24 – 11 Staples Road, and EPF/0535/24 – Twoony Mead, Nursery Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL617 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 March 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL618 Planning Applications

The following planning application was CONSIDERED, and the plans inspected.

618.1 Application No: EPF/0530/24

Officer: Loredana Ciavucco

Location: 11 Staples Road, Loughton, IG10 1HP

Proposal: Two storey rear extension to existing property and replacement dormer at roof level.

The Committee NOTED the contents of a letter of objection.

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

Members deplored that this was another instance of the local planning authority failing to notify neighbours in writing of a planning application.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing and incongruous. The proposed extension would

result in a negative impact on the amenity of the neighbours at no 15, causing loss of light to their living room window on the first floor. Members were concerned that the plans provided made no reference to the 45° rule.

The proposed zinc cladding was out of keeping and would cause the loss of the original lintel window on the second floor of this property, situated in the Staples Road Conservation Area, resulting in the loss of another period property in Loughton.

The Committee expressed concern regarding the proposal to lower the floor level by 115mm, considering the age of the property c1890, its existing foundations and the detrimental effect that could result on neighbouring properties. Insufficient information had been provided regarding this aspect of the application.

The plans also appear to show that the loft extension crossed over into no.15's property, this was particularly concerning as the neighbour had received no Party Wall Act notification. Members requested that the plans be scrutinized in this regard.

Members further noted that no construction method statement had been provided to confirm access issues for the proposed works to this terraced property. The narrow pathway next to no. 9 was an easement, providing in the past for the delivery of coal to these properties, and would not be an acceptable route to facilitate any proposed works for this application.

However, the Committee welcomed the proposed removal of the front dormer to this property but requested that the replacement window was a conservation Velux in order to preserve and enhance the character of the Staples Road Conservation Area. Accordingly, any further replacement windows would be preferable if they were timber framed.

PL619 Matters for Report

619.1 Notice of Appeal

**619.1.1 EPF/2510/23 – 17 Leaden Close, Loughton, IG10 3FF.
Proposal: Proposed alterations to the existing vehicle canopy to create garage. (Appeal ref no: APP/J1535/D/24/3339334 – Min no PL552.1)**

The Committee NOTED the information received from Epping Forest District Council.

619.2 Permitted development rights consultation: changes to support householder development, building upwards, demolition and rebuild, and the installation of electric vehicle charge points and air source heat pumps - Department for Levelling Up, Housing and Communities - Citizen Space.

Members CONFIRMED they would submit their responses to the proposals in this consultation individually and provide details for the Planning Committee Clerk to register those of the Committee as a whole.

PL620 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

620.1 Application No: EPF/0401/24

Officer: Robin Hellier

Location: 19 Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/20/84 (Ref: G4 & G1)

T1, T2 & T5: 3 x Sycamore, T3 & T4: 2 x Ash - Crown reduce, as specified.

T6: Ash - Crown reduce to previous points, as specified.

T7: Ash - Crown reduce by up to 3m, as specified.

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

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

Application No: EPF/0411/24

Officer: Murtaza Poptani

Location: 3 Stonards Hill, Loughton, IG10 3EH

Proposal: Ground Floor extension to rear and rear first floor side widening of existing extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0423/24

Officer: Callum Wright

Location: 18 Fallow Fields, Loughton, IG10 4QP

Proposal: Remodelling of existing roof to facilitate a loft master bedroom. Side elevation obscure landing window. Rear gable to be glazed and to include a Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/0459/24

Officer: Loredana Ciavucco

Location: 42 Southview Road, Loughton, IG10 3LQ

Proposal: The proposal includes the demolition of the existing rear conservatory and replacement with a partly enlarged one-storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0470/24

Officer: Kelly Sweeney

Location: 22 Hatfields, Loughton, IG10 1TJ

Proposal: Proposed annexe in the rear garden for ancillary use to main dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed two-bedroom annexe would face back down the garden onto neighbours impacting their amenity through overlooking, especially in the evening when the lights were switched on. The proposed annexe could easily become a separate dwelling particularly as there was potential independent access along the side of the main house. It would set a very dangerous precedent.

No justification was provided for the need of this accommodation.

Application No: EPF/0471/24

Officer: Mohinder Bagry

Location: 11 Southernhay, Loughton, IG10 4EN

Proposal: Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0484/24

Officer: Loredana Ciavucco

Location: 101 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Proposed 2 storey side extension with first floor set back to front of house. Hipped roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal was an overdevelopment. Its bulk and massing would be detrimental to the street scene.

Members considered the proposal should be reduced and redesigned to match that of 103 Grosvenor Drive, which would lessen the impact on the side window of no 99 Grosvenor Drive.

Application No: EPF/0494/24

Officer: Robin Hellier

Location: Saint Michael And All Angels Church, Roding Road, Loughton, IG10 3EJ

Proposal: TPO/EPF/11/97

G1: 6 x Lombardy Poplar - Re-pollard to previous points, as specified.

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

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

Application No: EPF/0502/24

Officer: Kelly Sweeney

Location: 37 The Avenue, Loughton, IG10 4PX

Proposal: Proposed single storey rear extension, first floor side extension, garage conversion to habitable, front porch and alterations to the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0535/24

Officer: Amy Hallett

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Front Boundary Walls and Gates.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it did not enhance the street scene and failed to support the Local Plan biodiversity objectives, namely:

"to ensure that the design, density, layout and landscaping of new development is sensitive to the character of the surrounding area, is of a high quality, incorporates green and blue infrastructure, protects and enhances biodiversity to deliver a net gain where appropriate".

The loss of too many trees and shrubs from this property, being so close to the Forest, completely disregards this policy. The proposal in planning application EPF/2028/23, to plant two silver birch and a hawthorn tree, none of them mature trees, was deemed insufficient.

Members reiterated its previous comment that this site only has one existing access point, not two, as incorrectly stated in this application.

The Committee supported the comments of the LRAPG in respect of this proposal, which were:

“At nearly 6ft the boundary treatment by reason of its solid appearance is too high and impacts on the openness of this part of Nursery Road. The walls and gates should be lower or redesigned to be open railings such as the example the applicant cites at Hatchwood House. If the occupants want privacy, they can use open railings and plant behind them, as at Crosstrees and Wenlin, which are also shown as examples.”

Application No: EPF/0544/24

Officer: Frederique Caillat

Location: Loughton Underground Station, Station Approach, Loughton, IG10 4PD

Proposal: The installation and relocation of a mobile boarding ramp on the westbound platform of the station.

The Committee had NO OBJECTION to this application.

Application No: EPF/0571/24

Officer: Sukhvinder Dhadwar

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Proposed erection of a rear single storey extension to attached side garage and conversion of garage into a habitable room, providing a new window to the front and new bi-fold doors to the side.

The Committee had NO OBJECTION to this application.

620.2 Deemed Permission – provided for information only:

No applications had been listed under Deemed Permission for this agenda.

620.3 Others – provided for information only: EPF/0534/24, EPF/0583/24 and EPF/0586/24

The Committee NOTED the information received from Epping Forest District Council.

PL621 Decisions

No decision notices had been received.

PL622 Licensing Applications

No Licensing Applications had come to the attention of Officers.

PL623 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 April 2024

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 April 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL624 Apologies for Absence

No apologies for absence were received for this meeting.

PL625 Declarations of Interest

Cllr Rainbow declared a non-pecuniary interest in planning applications EPF/0603/24 and EPF/0605/24 both for 31 Baldwins Hill, as he knew the applicant.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0483/24 – 27 St Johns Road, EPF/0553/24 – 38 Church Hill, EPF/0554/24 – 18 York Hill, and EPF/0659/24 – Avenue Lawn Tennis Club, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL626 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 April 2024, amended from those circulated to read “MINUTES of the Meeting held on Wednesday 3 April 2024” were CONFIRMED as a correct record and signed by the Chairman.

PL627 Matters for Report

627.1 Notice of Appeal

627.1.1 EPF/2084/23 – 51 Algiers Road, Loughton, IG10 4NF.
Proposal: The proposal is for a single storey rear extension to the existing garage, a single storey rear/side wraparound extension, alterations to garage roof and front garage door with brick infill/replacement door, and rear external timber decking (Revised scheme to EPF/0620/23). (Appeal ref no: APP/J1535/D/24/3340063 – Min no PL515.1)
The Committee NOTED the information received from Epping Forest District Council.

627.1.2 EPF/1033/23 – 16, Eleven Acre Rise, Loughton, IG10 1AN.
Proposal: Variation of condition 2 'Plan numbers' attached to EPF/1508/18 (Demolish existing house. Replace with 2 detached houses). (Appeal ref no: APP/J1535/W/24/3337933 – Min no PL427.1)

The Committee strongly supported the refusal reasons of the local planning authority, Epping Forest District Council, for this application and reiterated its previous comments which were:

"The Committee NOTED the Contents of two letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the following grounds:

There has been far too much unauthorised works on this site. It was noted that the items covered in this application had previously been included in EPF/0204/23, which had already, rightly, been refused.

The increase in the height of the buildings, that were too high anyway, dominate the whole road, which was evident when approaching them along Eleven Acre Rise, and from the neighbouring properties. This had also led to the subsequent change in the level of windows, which was responsible for the overlooking and loss of amenity of neighbours at no.17. The change of glass in the balcony also resulted in loss of privacy for these neighbours.

There would be no need for increasing the height for insulation between floors unless the underfloor heating was considered subsequently. Electrics do not require extra floor thickness either. Therefore, no further increase in height should be tolerated.

Members were concerned about substituting the approved drawings for the new ones, as the local planning authority may unintentionally grant the unauthorised ground levels. They should stick with the original plans and spell out what amendments are being permitted to them rather than reissue the planning condition with the substituted drawings.

None of the proposed variations should be allowed. The dwellings should be built as per the original approved plans."

The Committee further stated that this matter had been reported to Enforcement Officers without any remedial action being taken by the applicant. The Committee believes that the imposition this development has had on the neighbours at no.17 cannot be overestimated.

- 627.1.3 EPF/1852/23 – 16, Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Installation of air conditioning condenser units (6 in total - 3 per house) to the pair of new houses. (Appeal ref no: APP/J1535/W/24/3337934 – Min no PL498.1)**

The Committee strongly supported the refusal reasons of the local planning authority, Epping Forest District Council, for this application and reiterated its previous comments which were: *“The Committee NOTED the contents of three letters of objection.*

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, supporting the comments of the Loughton Residents Association Plans Group, which were:

“The Environmental Noise report concludes that, without mitigation measures the noise levels at night would be above the acceptable level. Given the sorry history of this development, it is essential that the mitigation measures be put in place and conditioned. We ask the plant be soundproofed to a level that will ensure neighbours are not disturbed in the evening. A condition limiting the times of operation is not a suitable alternative because it will be almost impossible to enforce. We also consider any plant above ground floor level on the side elevation is unacceptable on visual amenity grounds.”

Members also drew the attention of the planning officer to the comments of the neighbours at no 17, regarding the ongoing Enforcement issues with this proposal site and the accuracy of the survey and proposed mitigation in this application which was based on measurements that have been declined and which could alter should Enforcement action be taken.”

The Committee further stated that this matter had been reported to Enforcement Officers without any remedial action being taken by the applicant. The Committee believes that the imposition this development has had on the neighbours at no.17 cannot be overestimated.

- 627.2 Permitted development rights consultation: changes to support householder development, building upwards, demolition and rebuild, and the installation of electric vehicle charge points and air source heat pumps - Department for Levelling Up, Housing and Communities - Citizen Space.**

Members NOTED the comments submitted by the Planning Committee Clerk on behalf the Committee regarding this Government survey.

PL628 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

- 628.1 Application No: EPF/0399/24**

Officer: Loredana Ciavucco

Location: 36 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed First Floor Rear extension and proposed loft conversion incorporating rear and side Dormers and raising off existing roof by 500mm.

The Committee OBJECTED to this application stating that this housing development was relatively new and had been built to a good design standard.

This application would not enhance the street scene and would set a precedent for this estate, spoiling these attractive houses. The proposed loft conversion would be out of keeping and the proposal would result in a negative impact on the amenity of the neighbours caused by overlooking.

Application No: EPF/0483/24

Officer: Samuel Finnis

Location: 27 St Johns Road, Loughton, IG10 1RZ

Proposal: Demolition of existing 4 bedroom house and erection of a new 4 bedroom house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed new build was out of keeping and would result in a negative impact on the street scene. It was an unattractive massive block and would create a negative impact on the amenity of the neighbours.

The existing building was a house of character and of an age that did not warrant demolition, rather than refurbishment. Demolition of this building, which is situated close to the Forest, would create a very negative impact on the Forest and would fail to support the Local Plan's biodiversity objectives.

It is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip was unacceptable. It was also contrary to the principles of the circular economy.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO₂ emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO₂. This proposed development would be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact the EFSAC. Epping Forest does not need a bespoke planning policy to justify refusing on embedded carbon grounds. Other councils refuse consent to the loss of buildings without bespoke policies.

No justification has been provided for its demolition and or about the recycling of the existing materials in the building. There are no public benefits associated with the redevelopment and therefore permission should be refused.

Application No: EPF/0553/24

Officer: Sukhvinder Dhadwar

Location: 38 Church Hill, Loughton, IG10 1LA

Proposal: Proposed addition of existing basement to ground floor use Class E, currently in no use.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the area concerned was not fit for purpose to be used for anything other than a storeroom, being completely enclosed with no ventilation or light. Because the basement room is not currently being used does not mean it is not within a use class.

The planning consent for the Estate Agents was granted planning permission in 2001 and is subject to a condition that the area can only be used for an Estate Agents and no other use within the A2 use class or any other future use class which includes Class E. The Committee strongly supports this condition. The use should remain ancillary.

Members noted the previous refused application, EPF/1464/23, to use the basement for an online pharmacy. The Committee objected to the space being used for anything other than an Estate Agents as per the original planning consent because of the likely impact on the amenity of the residents above and adjoining the premises.

Application No: EPF/0554/24

Officer: Mohinder Bagry

Location: 18 York Hill, Loughton, IG10 1RL

Proposal: Hip to gable loft conversion.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was out of keeping for this part of the York Hill Conservation Area. The loss of symmetry would create a negative impact to the street scene. No 18 forms part of a matching pair of 19th Century dwellings within the York Hill Conservation Area.

The application fails to meet planning law which clearly states that each local planning authority has a duty to protect and encourage the enhancement of Conservation Areas. This proposal fails to do that.

Application No: EPF/0557/24

Officer: Amy Hallett

Location: 53 Algiers Road, Loughton, IG10 4NF

Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions.

The Committee OBJECTED to this application stating the proposal would result in a loss of symmetry and would create a negative impact resulting in the loss of the neighbour's amenity.

Application No: EPF/0577/24

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of existing house to erect new build with basement and second floor - resubmission of refused application EPF/2421/23.

Members believed this application failed to address the refusal reason of the local planning authority for the previous application at this site, EPF/0577/24, which this Committee strongly supported.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment, by reason of its bulk, massing and height, and would result in a negative impact on the amenity of neighbours. The overdevelopment aspect was supported by the applicant's claim that they had agreement from the neighbours to remove trees on their land to accommodate this proposal.

The Committee objected to the demolition of the existing house, which would have a very negative impact on the Forest, this house being so close to the Forest. This proposal failed to offer any biodiversity gain, as set out in the Local Plan.

Application No: EPF/0585/24

Officer: Samuel Finnis

Location: 67 Felstead Road, Loughton, IG10 3BB

Proposal: Ground floor side and wrap around extension to meet with existing rear extension. Moving the stairs. Removing the existing porch. New entrance. First floor side, rear wrap around extension. Improving the accessibility of the ground floor space.

The Committee OBJECTED to this application stating the proposal was an overdevelopment and would be visually overbearing. The left side extension was too large and would create a negative impact on the amenity of the neighbour.

Members noted that there were two further applications under consideration for this property, a CLD for a loft conversion and a Prior Approval extension application which, when compounded, would result in an overdevelopment of this property.

The Committee also drew to the attention of the planning officer errors in the drawings for this proposal, which included roof lights on the sloping roof that were not included in the drawings showing elevations and sections.

The Committee considered the following two applications, EPF/0603/24 and EPF/0605/24, together as they were for the same site.

Application No: EPF/0603/24

Officer: Frederique Caillat

Location: 31 Baldwins Hill, Loughton, IG10 1SF

Proposal: Installation of replacement windows to the front and rear of a Grade II listed building.

The Committee had NO OBJECTION to this application.

Application No: EPF/0605/24

Officer: Frederique Caillat

Location: 31 Baldwins Hill, Loughton, IG10 1SF

Proposal: Grade II listed building consent for installation of replacement windows to the front and rear of a Grade II listed building.

The Committee had NO OBJECTION to this application.

Application No: EPF/0622/24

Officer: Robin Hellier

Location: 68 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref: T33)

T4: Oak - Crown reduce, as specified. Reduce lateral branches, as specified.

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

Members noted that the application indicated: *"Alleged damage to property - e.g. subsidence or damage to drains or drives"*, which should be supported by reports, but no such reports were included in this application.

Application No: EPF/0659/24

Officer: Amy Hallett

Location: The Avenue Lawn Tennis Club, 18 The Avenue, Loughton, IG10 4PT

Proposal: Installation of lighting to Tennis Court No1.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would be detrimental to the amenity of residents of neighbouring properties caused by light and noise pollution. Members expressed concern that neighbours may not have received notification for this proposal, as has recently been evident for so many planning applications.

Members noted that in respect of planning permission, EPF/1744/20, to replace lighting on the existing courts, the applicant stated in writing: *"1. Tennis Court No1: In order to allay concerns from residents adjacent to Court No1 who raised concerns about lighting trespass onto their properties, the club has decided not to light Court No1 now or in the future."* Members believed this statement should be honoured.

Should the local planning authority be minded to grant permission, members requested that a condition be imposed that the lights should be conditioned to restrict their use only between dusk and 10pm. Replicating the condition on previous consents.

Application No: EPF/0661/24

Officer: Robin Hellier

Location: 9 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T27 & T28)

T1 & T2: Oak - Reduction of selected branches, overhanging rear boundary, as specified.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant tree, and also objects to any

application to fell such a protected tree. It therefore objected to this application.

628.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0556/24

Officer: Murtaza Poptani

Location: 87 Avondale Drive, Loughton, IG10 3DE

Proposal: Certificate of lawful development for a proposed rear dormer and front roof light windows in connection with a loft conversion.

Application No: EPF/0589/24

Officer: Loredana Ciavucco

Location: 67 Felstead Road, Loughton, IG10 3BB

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

Application No: EPF/0621/24

Officer: Caroline Brown

Location: 24 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Certificate of lawful development for a proposed rear dormer extension.

628.3 Others – provided for information only: EPF/0650/24, EPF/0658/24, EPF/0670/24 and EPF/0689/24

The Committee NOTED the information received from Epping Forest District Council.

PL629 Decisions

629.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for March 2024.

PL630 Licensing Applications

No Licensing Applications had come to the attention of Officers.

PL631 Enforcement and Compliance

No reports had been received.

Signed:

Date: 29 April 2024

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 April 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley G Wiskin

Also present: S Fontenelle (joined the meeting during min no PL637.1)

Officers: Debra Paris (Planning Committee Clerk)

PL632 Apologies for Absence

Apologies for absence were received from Cllr Murphy, no substitute had been nominated for this meeting.

PL633 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0183/24 – Four Seasons, 6 Garden Way, EPF/0673/24 – 120 Englands Lane, EPF/0677/24 – 10 Sparelease Hill, EPF/0739/24 – Connaught House, 112-120 High Road, EPF/0754/24 – 43 Alderton Hill, and EPF/0802/24 – 5 Whitehills Road; and in respect of the licensing application for Grand Cholan, 154 High Road (agenda item 8), owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL634 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 April 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL635 Matters for Report

635.1 Re-consultation

635.1.1 EPF/0164/23 – White Cottage 5 Baldwins Hill. Proposal: TPO/EPF/04/79 (Ref: T26)

T1: Oak - Crown reduce by up to 2.5m, as specified.

Selective low limb reduction, as specified – Min no PL592.1

The Committee NOTED the further information received from Epping Forest District Council's Tree Officer regarding this application and AGREED to waive its previous objection on condition that the works were closely monitored to ensure the specified modification of the Tree Officer was met.

PL636 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.31) Order 2024

The Committee NOTED the information received from Essex County Council regarding the above order.

PL637 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

637.1 Application No: EPF/0183/24

Officer: Rhian Thorley

Location: Four Seasons, 6 Garden Way, Loughton, IG10 2SF

Proposal: Two-storey side extension and one and half storey rear extension. Raising of existing roof with the additional of 2 front dormers. New pitched roof to front. Render and cladding external of property. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment and would result in a detrimental effect on the street scene. The extension would create a negative impact on the amenity of the neighbours at no.7 due to a loss of light and an increased sense of enclosure.

Members also noted that the plans did not accurately represent the relationship of the host site with 7 Garden Way and requested that officers check this.

Application No: EPF/0625/24

Officer: Rhian Thorley

Location: 12 Etheridge Green, Loughton, IG10 2HZ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Cllr Fontenelle joined the meeting during consideration of the following item.

Application No: EPF/0653/24

Officer: Robin Hellier

Location: Oak View School Whitehills Road Loughton IG10 1TS

Proposal: TPO/EPF/45/01 (Ref: T7)

T1: Oak - Crown reduce to 12m above ground level, as specified.

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

Members felt there was insufficient reason for such a large reduction from this mature substantial tree. No evidence had been provided to show the tree was unhealthy or in decline.

The Committee could also see no reason for the proposed clearing of shrubs from this site, which would damage the habitats of insects and wildlife here. School pupils should be encouraged to enjoy the surrounding nature.

Application No: EPF/0663/24

Officer: Kelly Sweeney

Location: 19 Broadstrood, Loughton, IG10 2SB

Proposal: Conversion of existing pitched roof attic space into new habitable room and ensuite, including three pitched roof rear facing dormers and new front elevation central hipped roof with replacement fixed glass landing window under

The Committee OBJECTED to this application, supporting the refusal reason of the local planning authority, in respect of application EPF/2413/23 for the site, which was:

“The proposed front extension by reason of its prominent position and excessive scale would result in an overly prominent and incongruous form of development harmful to the character and appearance of the existing property, the streetscene and the wider locality. The development is therefore contrary to Policy DM9 of the Epping Forest District Local Plan 2023 and the aims and objectives of the National Planning Policy Framework 2023.”

Members did not consider that this new proposal overcame those issues and did nothing to enhance the street scene.

Application No: EPF/0673/24

Officer: Loredana Ciavucco

Location: 120 Englands Lane, Loughton, IG10 2QJ

Proposal: Single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal blocked the side access. The extension should go to the edge of the building and have a pitched roof. The proposal was incongruous and would not enhance the street scene.

Members also considered that the plans did not match and were incomplete and requested that this be checked.

Application No: EPF/0677/24

Officer: Rhian Thorley

Location: 10 Sparelease Hill, Loughton, IG10 1BT

Proposal: Proposed demolition of existing property and erection of new build family dwelling and all associated works 10 Sparelease Hill, IG10 1BT.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment, by reason of its bulk, massing, height, and excessive glazing. This application would result in a detrimental effect on the street scene. The excessive use of glass to the rear should be reduced to diminish the impact of the rear elevation and to lessen the detrimental effect this would have on wildlife caused by light pollution.

Members deplored the loss of this bungalow, which would reduce housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities. Any further loss of bungalows would be harmful to the area and members drew attention to 21 The Crescent, Loughton IG10 4PY (Appeal Ref: APP/J1535/D/19/3234980) where a similar proposal was refused consent on appeal.

The Committee objected to the demolition of the existing house, on the grounds that it was not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable. It is also contrary to the principles of the circular economy.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside

them and contributes to climate change. An owner can adapt an old building and reduce CO2 emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO2. This proposed development will be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC. Epping Forest does not need a bespoke planning policy to justify refusing on embedded carbon grounds. Other councils refuse consent to the loss of buildings without bespoke policies.

Application No: EPF/0701/24

Officer: Muhammad Rahman

Location: Sterling House, Unit G3, Langston Road, Loughton, IG10 3TS

Proposal: Change of Use of Existing Vacant B8 Warehouse to Flexible Class E Use.

The Committee had NO OBJECTION to this application.

Application No: EPF/0711/24

Officer: Mohinder Bagry

Location: 1 Champions, Loughton, IG10 2SG

Proposal: This application proposes three front facing dormer roof windows with pitched roofs. Also being applied for are two gable end windows.

Dormer windows -

This application follows the refusal of planning application reference 1522/23 for two roof dormer windows. The reason for refusal was due to the size of the roof dormers leading to a design which was considered disproportionate in size to the front roofscape located within a prominent space within the street scene. The size of the dormers were; Width (1.5m), Height (1.86m) and Depth (2.9m). It should be noted that the two roof dormers as well as being considered oversized did not relate visually in a vertical context to the first floor windows.

This application proposes three smaller roof dormer windows. Three are proposed to improve the design by relating to the three existing first floor windows. The size of each dormer is Width (1.4m), Height (1.6m) and Depth (2.5m). The cumulative dimension reduction along with their positioning makes a significant difference to their overall appearance and prominence.

Gable end windows -

This application also proposes gable end windows. These windows serve a stair landing and ensuite bathroom. The windows will be fitted with obscure glass and be non-opening. The windows will permit natural light into the building and thereby reduce the reliance on electricity.

This application follows the refusal of planning application reference 1522/23 for two roof dormer

The Committee had NO OBJECTION to this application.

Application No: EPF/0717/24

Officer: Rhian Thorley

Location: Plume Of Feathers, 123 Church Hill, Loughton, IG10 1QR

Proposal: Installation of replacement signs 1 x Fascia sign, 2 x Sets of individual house name letters, 2 x Single side car park directional signs, 2 x Sets of sign written welcome letters.

The Committee had NO OBJECTION to this application.

Application No: EPF/0729/24

Officer: Murtaza Poptani

Location: 26 Hillyfields, Loughton, IG10 2JS

Proposal: Front Porch along with new entry door and new window.

The Committee had NO OBJECTION to this application.

Application No: EPF/0739/24

Officer: Kelly Sweeney

Location: Connaught House, 112-120 High Road, Loughton, IG10 4HJ

Proposal: Prior approval for the construction of new dwellinghouses immediately above the topmost storey at the Site to provide 6no. residential dwellings (Use Class C3).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would be unattractive and out of keeping, creating a negative impact on the street scene. The existing building is built to its maximum height and should not be increased. The proposal would also exacerbate the existing parking and traffic problems in the vicinity.

Application No: EPF/0740/24

Officer: Murtaza Poptani

Location: 14 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Two Storey Side Extension and Single Storey Rear Extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0744/24

Officer: Rhian Thorley

Location: 24 Doubleday Road, Loughton, IG10 2AT

Proposal: Single storey side extension with roof windows.

The Committee had NO OBJECTION to this application.

Application No: EPF/0749/24

Officer: Mohinder Bagry

Location: 5 Hillyfields, Loughton, IG10 2JT

Proposal: Single rear extension with flat roof.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment when taken together with the Permitted Development application for this site, EPF/0741/24.

The proposal was incongruous and would create a negative impact on the amenity of the neighbour at no.3, caused by overlooking.

Application No: EPF/0754/24

Officer: Nicola Bickerstaff

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of existing house and construction of new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it failed to address its previous objections and the previous refusal reasons of the local planning authority, in respect of planning applications EPF/2271/23 and EPF/0573/23. If anything, members considered this application to be worse.

The Committee OBJECTED on the grounds that the mansion style design was detrimental to the visual amenity of the area. The floor to ceiling heights were oversized. The sheer height of the ground and first floors were considerably higher than the neighbouring properties and would dominate this part of Alderton Hill. The unattractive design was totally out of character, it should blend in with the area, not create an eyesore.

Members believe it is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO₂ emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO₂. This proposed development will be significantly higher than that.

No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

Application No: EPF/0802/24

Officer: Murtaza Poptani

Location: 5 Whitehills Road, Loughton, IG10 1TS

Proposal: Ground Floor front extension/ wrap around side extension/ wrap around rear extension. First Floor rear extension and wrap around side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it failed to improve upon the previous application, EPF/114/23. Members reiterated its previous comments, min no PL498.1, which were:

“The Committee OBJECTED to this application on the grounds that the proposed rear extension was an overdevelopment, by reason of its height and bulk. Members considered the proposal was of poor design, the fenestration and proposed cladding was wholly out of keeping with the street scene; the fronts of the houses in this relatively small area form a coherent and pleasant whole, this proposal would be jarring and out of character.”

637.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0726/24

Officer: Rhian Thorley

Location: 62 Greensted Road, Loughton, IG10 3DL

Proposal: Certificate of lawful development for proposed rear dormer and front roof lights in connection with a loft conversion.

Application No: EPF/0741/24

Officer: Rhian Thorley

Location: 5 Hillyfields, Loughton, IG10 2JT

Proposal: Certificate of lawful development for a proposed loft extension, with hip to gable and extension to rear dormer and front rooflights.

Application No: EPF/0755/24

Officer: Rhian Thorley

Location: 50 Greensted Road, Loughton, IG10 3DL

Proposal: Certificate of lawful development for a proposed 3.0m single storey rear extension following demolition of rear conservatory, hip to gable roof extension and rear dormer and front rooflights in connection with a loft conversion.

Application No: EPF/0763/24

Officer: Amy Hallett

Location: 154 Borders Lane, Loughton, IG10 3SB

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflight in connection with a loft conversion.

637.3 Others – provided for information only: EPF/0633/24, EPF/0693/24 and EPF/0756/24

The Committee NOTED the information received from Epping Forest District Council.

PL638 Decisions

638.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL639 Licensing Applications

639.1 Application for New Premises Licence: Grand Cholan, 154 High Road, Loughton IG10 4BE

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder and the prevention of public nuisance.

The requested hours in this application for licensable activities (sale of alcohol), opening times and for the playing of recorded music were considered to be too extensive.

Members could see no reason to allow the playing of recorded music from such an early hour, i.e 8am, and considered 11am to be early enough, so as not to cause disturbance to those residents living in the flats above.

The proposed hours for licensable activities (sale of alcohol) and opening times for Sundays to Thursdays, which are considered “normal working days” would create a nuisance caused by noise disturbance for residents in the flats above and those living in the houses close by, from patrons leaving at such a late hour.

Residents of neighbouring properties should not be expected to be disturbed later than 11pm Sunday to Thursday, and no later than 11.30pm on Fridays and Saturdays. Members were also concerned for the disturbance caused to neighbouring residents from delivery drivers, caused by noise from their vehicles and pollution, which would be encountered during warmer months when residents have their windows open.

Experience has proved that late night premises in Loughton result in anti-social behaviour including crime and disorder.

The Committee considered the conditions of the previous license for this premises, were more acceptable and caused less harm to local residents through public nuisance and crime and disorder offences. Those conditions being:

1. The standard opening hours of the premises to be 07:00 to 23:00 Sunday to Thursday and 07:00 to 23:30 Friday and Saturday;
2. Carrying out of licensable activities (sale of alcohol) from 11:00 to 23:00 Sunday to Thursday and 11:00 to 23:30 Friday and Saturday;
3. Provision of recorded from 11:00 to 23:00 Sunday to Thursday and 11:00 to 23:30 Friday and Saturday;
4. Prevention of Public Nuisance: Condition that the rear door of the premises to be closed from 22:00 each day.

PL640 Enforcement and Compliance

No reports had been received.

Members requested that the Planning & Licensing Committee Clerk follow up with Enforcement Officers on any progress regarding the Magistrates’ Court proceedings in respect of enforcement for the removal of the rear structure and air vents at Aura, 179-181 High Road, IG10 4LF.

Signed:

Date: 20 May 2024