

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

The Meeting to be held on Monday 24 May 2021 at 7.45pm
at Loughton Library & Town Hall was **CANCELLED** following Covid guidelines

THESE COMMENTS ARE SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public had requested to be present to make representations, prior to the cancellation of this meeting.

1 Apologies for Absence

No apologies for absence were received.

2 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/0347/21, 3 Treetops View; EPF/0734/21 – 23 Newnham Close; EPF/0861/21 – 76 Algers Road; EPF/1037/21 – 77 Barrington Road; EPF/1111/21 – 62 The Crescent; EPF/1115/21 – 36 Broadstrod and EPF/1130/21 – 4 Chester Close owing to comments received from the LRA Plans Group.

3 Matters for Report

3.1 Notice of Appeal

3.1.1 EPF/2767/20 – 2 Hillyfields, Loughton, IG10 2JS

Proposal: Proposed two storey & part single storey side extension. (Appeal ref no: APP/J1535/D/21/3270892) – Min no PL1.1 – 4/1/21)

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

3.2 Amended Plans

3.2.1 EPF/0688/21 – 87 Tycehurst Hill, Loughton, IG10 1BZ.

Proposal: Single storey rear extension and reposition retaining wall to support edge of raised lawn back to extend patio, gates and railings to front elevation. **Amended description and plan**

The Committee OBJECTED to this application stating it was excessive and overbearing, resulting in a detrimental effect on the street scene. Members also expressed concern for the loss of greenery at the front and loss of trees to the rear.

The plans submitted were not detailed enough to view the rear extension and raised wall sufficiently.

If however the local planning authority was minded to grant this application, members requested a condition for native varieties of

trees/shrubs to soften the impact of the railings on the street scene.

3.2.2 EPF/0639/21 - 97 High Road, Loughton, IG10 4JD. Proposal: Demolition of existing detached garage, replacement proposed single bay detached garage. ** Amended proposal (Min no PL1.1 26/4/21)**

The Committee AGREED to withdraw its previous Objection to this application, provided the condition outlined in the Tree Officer's revised comments, of 18 May 2021, were complied with.

4 Planning Applications

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

4.1 Application No: EPF/2714/20

Officer: Marie-Claire Tovey

Applicant Name: Mr U Agarwal

Planning File No: 004899

Location: 89 High Road, Loughton, IG10 4JD

Proposal: New fences and gates, revised paving and landscaping to existing block of 10 flats, retrospective amendment to granted planning application EPF/3475/17.

The Committee deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application, drawing the Planning Officer's attention to the holding objection of the Epping Forest District Council Tree and Landscaping Officer.

Application No: EPF/0347/21

Officer: Zara Seelig

Applicant Name: Mr Pol Gallagher

Planning File No: 031146

Location: 3 Treetops View, Loughton, IG10 4PR

Proposal: Two storey rear extension, single storey link extension and fenestration changes.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two storey extension against the boundary was out of keeping for this non-urban area. It would also form a blunt wall to the side of the garden reducing some late afternoon sun into the neighbour's garden.

The same would apply to the modification of the garage eave, and possible new gulley to accommodate the change of fall of the gutter, plus the retaining works at the end.

Members noted the sections had not been drawn correctly, stating there should be parapets to the perimeter of the flat roofs, which would be higher than what had been drawn. The local planning authority should request accurate drawings showing the true height etc, in order that the applicant does not exceed what was reflected on the drawings.

The Committee also noted that there were trees on this site protected by Tree Preservation Orders and referred the Planning Officer to the Objection of the Tree and Landscaping Officer to this application.

Application No: EPF/0484/21

Officer: Alastair Prince

Applicant Name: Mr & Mrs Chaplin

Planning File No: 008194

Location: Dragons, Nursery Road, Loughton, IG10 4DZ

Proposal: Erection of a powder coated aluminium glasshouse sited on a dwarf brick wall in keeping with existing brickwork within the property.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

Application No: EPF/0496/21

Officer: Alastair Prince

Applicant Name: Mr & Mrs Chaplin

Planning File No: 008194

Location: Dragons, Nursery Road, Loughton, IG10 4DZ

Proposal: Grade II Listed Building application for a proposed erection of a powder coated aluminium glasshouse sited on a dwarf brick wall in keeping with existing brickwork within the property.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

Application No: EPF/0573/21

Officer: Sukhvinder Dhadwar

Applicant Name: S Frost

Planning File No: 006876

Location: 5 The Broadway (Unit G), Debden, IG10 3SW

Proposal: Retrospective consent for installation of air conditioning condenser units.

The Planning Committee Clerk reported that a request had been made for deferment of this proposal to accommodate the recent Council elections. However, this matter had been approved by the local planning authority, Epping Forest District Council, under delegated powers in order to meet planning deadlines.

Application No: EPF/0648/21

Officer: Muhammad Rahman

Applicant Name: H Akici

Planning File No: 012359

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Rear extension to the ground floor and relocation of external staircase.

The Committee NOTED the contents of 2 letters of objection.

The Planning Committee Clerk reported that she had been contacted by the applicant's agent, Mr Shekerzade, who had registered to speak at the cancelled Planning Committee meeting on 24 May.

Mr Shekerzade confirmed that the Planning Officer at EFDC, would be contacted by the applicant and advised that revised more detailed plans would be submitted for this application. This was subsequently confirmed in writing by the applicant's architects, Stephenson.

The Committee therefore AGREED to await the amended plans for this proposal.

Application No: EPF/0672/21
Officer: Sukhvinder Dhadwar
Applicant Name: Dr and Mrs Goriparthi
Planning File No: 004374
Location: 39 Traps Hill, Loughton, IG10 1SZ
Proposal: Driveway boundary alterations.

The Committee had NO OBJECTION to this application, subject to the EFDC Tree officer conditions being implemented.

Application No: EPF/0734/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Paul Cooper
Planning File No: 011934
Location: 23 Newnham Close, Loughton, IG10 4JG
Proposal: Part two storey and part single storey side extension, part two storey and part single storey rear extension, loft conversion with rear dormer, and 3 roof lights to front roof slopes.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that the extension by reason of its height and bulk would be detrimental to the street scene and out of character with the area.

The render finish would not match or complement the existing. As well as further knocking out the symmetry of the block, the hip to gable roof extension was overbearing on No 22. It should be revised to match the hipped extension on No 24 Newnham Close.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/0823/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Biddle
Planning File No: 023850
Location: 88 Sedley Rise, Loughton, IG10 1LT
Proposal: Demolition of detached garage and erection of single storey side and rear extension.

The Planning Committee Clerk reported that a request had been made for deferment of this proposal to accommodate the recent Council elections.

However, this matter had been approved by the local planning authority, Epping Forest District Council, under delegated powers in order to meet planning deadlines.

Application No: EPF/0825/21
Officer: Ian Ansell
Applicant Name: Ms Leily Banan
Planning File No: 013500
Location: 22 The Greens Close, Loughton, IG10 1QE
Proposal: Single storey side extension.

The Planning Committee Clerk reported that a request had been made for deferment of this proposal to accommodate the recent Council elections. However, this matter had been approved by the local planning authority, Epping Forest District Council, under delegated powers in order to meet planning deadlines.

Application No: EPF/0837/21
Officer: Sukhvinder Dhadwar
Applicant Name: Mr R E Yaz
Planning File No: 031066
Location: 78 Valley Hill, Loughton, IG10 3AT
Proposal: Demolition of existing rear utility unit & shed. New ground floor single storey rear & side rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0861/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Gary Crouch
Planning File No: 000337
Location: 76 Algiers Road, Loughton, IG10 4NF
Proposal: Demolition of existing dwelling and replacement with new building consisting of six flats (Revised application to EPF/2881/18).
The Committee NOTED the contents of 3 letters of objection.

The Committee OBJECTED to this application on the grounds that it was an over-development of the site and out of character for the area. The design would also extend the flats in front of the building line on Lower Park Road.

The proposal did not provide sufficient amenity space for the proposed number of residents/dwellings and would need to be reduced in size to better accommodate this.

The number of residents to be accommodated in this application would have a detrimental impact on the amenity of existing residents of neighbouring properties due to noise pollution.

The six flats would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Members commented that the planning inspector did not fully address the pressure for car parking on Algers Road in the appeal decision. The streets in this area are very congested; with no spare on-street capacity to accommodate more car parking for residents or visitors. Therefore, they suggested a survey of the street should be undertaken to provide evidence for any further appeal, in this regard.

Should the council be minded to grant consent, members requested a section 106 agreement be secured to fund a RPZ for the area.

Application No: EPF/0869/21

Officer: Muhammad Rahman

Applicant Name: Miss Julie Lawal

Planning File No: 007759

Location: Aubrey House, Unit 1, 165 H High Road, Loughton, IG10 4LF

Proposal: Application for installation of air-conditioning unit on flat roof.

The Committee had NO OBJECTION to this application, provided a condition was imposed that the hours would be as requested on the application 9am to 6pm Monday – Friday and 11am to 5pm on Saturdays.

Application No: EPF/0883/21

Officer: Sukhvinder Dhadwar

Applicant Name: Nicola Avery

Planning File No: 014389

Location: 19 Cranleigh Gardens, Loughton, IG10 3DD

Proposal: Application for removal of condition 13 for planning permission EPF/0193/18 (Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension).

The applicant had registered to speak in support of this application prior to the cancellation of the Planning Committee meeting following Covid guidelines.

The Committee NOTED the contents of a letter of support.

The Committee OBJECTED to this application on the grounds that it would provide restricted and insufficient amenity space for the residents of the two properties.

Members sympathised with the applicant but felt that this would set a precedent to be exploited by developers to bypass planning regulations. In addition, if approved, this would allow the two properties to be sold leading inevitably to the parking problems referred to in the Committee's objection to the original planning application, EPF/0193/18.

Application No: EPF/0898/21

Officer: Robin Hellier

Applicant Name: Mr David Cohen

Planning File No: 003306

Location: Homecherry House, 86 High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/09/82 (Ref: T2, T3 & G1)

T1 & T2: 2 x Sycamore and T3: Ash - 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/0910/21

Officer: Robin Hellier

Applicant Name: Mr Chris Dennat

Planning File No: 001121

Location: 28 Upper Park, Loughton, IG10 4EW

Proposal: TPO/EPF/26/11 (Ref: G1)

T1 & T2: 2 x Poplars - Pollard to 7m from ground level.

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/0911/21

Officer: Robin Hellier

Applicant Name: Mr Martin Wickham

Planning File No: 006924

Location: 26 Upper Park, Loughton, IG10 4EW

Proposal: TPO/EPF/26/11 (Ref: G1)

T3: Poplar - Pollard to 7m from ground level.

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/0923/21

Officer: Brendan Meade

Applicant Name: Mr Alex Cioplea

Planning File No: 031137

Location: 33 Deepdene Road, Loughton, IG10 3PP

Proposal: Demolition of existing Lean-to and erection of single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0928/21

Officer: Muhammad Rahman

Applicant Name: Mr Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey rear extension.

The Committee OBJECTED to this application on the grounds that the rear extension was too large and would impact on the amenity of the neighbours.

Members commented that the plans submitted for this proposal were insufficient, and they might be prepared to reconsider their comments if more detailed plans were submitted.

Application No: EPF/0960/21

Officer: Brendan Meade

Applicant Name: Mr David Andrew Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Loft conversion, ground floor rear and side extension. (Revised application to EPF/2937/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0977/21

Officer: Brendan Meade

Applicant Name: Mr J P Dickinson

Planning File No: 011071

Location: 1 Hilltop Close, Loughton, IG10 1PY

Proposal: Demolition of existing garage and erection of new attached garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0997/21

Officer: Muhammad Rahman

Applicant Name: Mr Stephen Conway

Planning File No: 000451

Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: New sub-station fronting onto Lenthall Road together with new boundary fence.

The Committee had NO OBJECTION to this application.

Application No: EPF/1009/21

Officer: Marie-Claire Tovey

Applicant Name: Mr. Chris Smith

Planning File No: 020449

Location: 43 Meadow Road, Loughton, IG10 4HY

Proposal: Demolition of existing conservatory and erection of two storey rear extension and change of use from C3 to Sui Generis HMO.

Residents had requested to attend the meeting and make representations on this application before the Planning Committee meeting was cancelled.

The Committee NOTED the contents of 40 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- The proposed two storey extension would cause loss of light and overlooking, resulting in a lack of privacy for the neighbours at no 41.
- The proposed large HMO would be completely out of character for this road and the surrounding area, introducing a transient community which would cause a detrimental effect to the amenity of residents in both Meadow Road and Lower Park Road.
- There is insufficient space on the site to accommodate the waste disposal units for the number of residents proposed.
- The sewage and water systems in this area are already under severe pressure to cope with current demands.
- The proposed amenity space for the residents of the HMO is insufficient.
- The proposed bicycle storage area would be accessed via the side alley between nos 43 and 41, which would again have a deleterious effect on the amenity of the occupants of 41, due to loss of privacy and noise pollution, along with the security problems this would pose.
- Meadow Road is already a heavily congested street with severe parking problems, the additional residents this proposal includes would exacerbate this considerably.
- The proposed additional accommodation of the HMO would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The HMO would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/1037/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr David Cockram

Planning File No: 020420

Location: 77 Barrington Road, Loughton, IG10 2AX

Proposal: Two storey (two bedroom) house attached to an end of terrace house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was garden grabbing.

The proposal would be overbearing, resulting in a negative impact on the amenity of neighbouring properties and set an unwelcome precedent.

This is a very narrow road with no room for existing parking, a situation that would be exacerbated by this proposal.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/1064/21
Officer: Caroline Brown
Applicant Name: Mr Konrad Ziemski
Planning File No: 029820
Location: 37 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Proposed three storey rear extension. Single storey side extension and loft conversion.

The Committee had NO OBJECTION to this application. However, members commented that the approved proposal for the property next door, no 39, had set an unwelcome precedent for this road.

Application No: EPF/1067/21
Officer: Marie-Claire Tovey
Applicant Name: Epping Forest District Council Kevin Milligan
Planning File No: 006876
Location: Landmark Building, 3 28-32 Barrington Green and 3-5 The Broadway, Debden, Loughton, IG10 3SP
Proposal: Construction of detached brick built bin store within the service yard for the benefit of the ground floor commercial units.

The Committee had NO OBJECTION to this application.

Application No: EPF/1077/21
Officer: Brendan Meade
Applicant Name: Mr Tamuta
Planning File No: 004459
Location: 82 Forest Road, Loughton, IG10 1EQ
Proposal: Part single, part two storey rear extension, garage conversion and internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/1080/21
Officer: David Maguire
Applicant Name: MR Peter Williams
Planning File No: 031158
Location: 9 Avenue Gate, Loughton, IG10 4QN
Proposal: Conversion of double garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/1095/21
Officer: Robin Hellier
Applicant Name: Miss Sasha Bingham
Planning File No: 012678
Location: 3 The Summit, Loughton, IG10 1SW
Proposal: TPO/EPF/05/93 (Ref: T3)
T1: Paperbark Maple - Fell.

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.

Application No: EPF/1111/21

Officer: David Maguire

Applicant Name: Mr Dritan Brati

Planning File No: 030244

Location: 62 The Crescent, Loughton, IG10 4PU

Proposal: Part single, part two storey rear extension, two storey side extension, first floor addition, new roof form with roof lights and habitable rooms within the loft space.

The Committee NOTED the contents of a letter of objection.

Members deplored the information received that the property had already been demolished without permission and requested that EFDC Enforcement Officers urgently investigate these unauthorised works.

The Committee OBJECTED to this application and the loss of this bungalow, that would reduce housing choice, particularly for disabled people, and which was contrary to the council's policy on mixed and balanced communities.

The proposal by reason of its height and bulk, would be detrimental to the visual amenity of this part of the street scene which is characterised by bungalows. The further loss of this bungalow will be harmful to the area.

Members noted that in deciding to grant permission for the extension the appeal inspector stated she had interpreted the council's bungalow policy "to relate to new dwellings, as opposed to the alteration and extension of existing dwellings". As the existing building has now been demolished the applicant cannot rely on the inspector's rationale of extending the dwelling to justify the new dwelling, nor rely on the 2019 consent to justify works taking place on site. Additionally the local planning authority can now apply policy H1 because this proposal is for a new dwelling rather than an extension and refuse permission.

Members would expect the applicant to clearly mark the demolition works on existing plans and elevations so there is no ambiguity on any new application.

Application No: EPF/1115/21

Officer: Brendan Meade

Applicant Name: Mr Joshua Prince

Planning File No: 010884

Location: 36 Broadstrood, Loughton, IG10 2SB

Proposal: Single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for the following reasons:

The extension was too large, almost doubling the ground floor area of the dwelling. It should be subservient to the main house, reduced in length and width.

The extension footprint should be reduced to not further than the side end addition (approx. 3.5m from the rear elevation) and also to the width of the main house.

The side lean-to is not original, and its eave overhangs the adjoining property. This should be limited to the side length of the main house, to help alleviate interfering with the trees as well as not extending the construction on the boundary.

Members also noted the negative impact the proposal would have on insects and animals caused by light pollution with the site being so close to the forest.

Application No: EPF/1130/21

Officer: David Maguire

Applicant Name: Mr Shaun French

Planning File No: 014726

Location: 4 Chester Close, Loughton, IG10 2LP

Proposal: Single storey rear extension with a single storey granny annex to the side.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an over-development of the site. The extensions were far too large which would cause a detrimental effect on the character of the area.

The three additional bedrooms included in this proposal would result in more parking pressure in this close which was already heavily congested. A five bedroom dwelling will also result in more car pollution and a subsequent impact on the air quality to the SAC, more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/1156/21

Officer: Robin Hellier

Applicant Name: Upasna

Planning File No: 000786

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

Proposal: TPO/EPF/42/91 (Ref: T17 & A1)

T1: Oak - Crown reduce by up to 2.5m including specific laterals over house by up to 3m, as specified.

T2: Oak - Crown reduce by up to 2m, as specified.

T3: Oak - 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.

4.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0752/21
Officer: David Maguire
Applicant Name: Ms Lorraine Coates
Planning File No: 031152
Location: 14 Goldings Road, Loughton, IG10 2QN
Proposal: Certificate of Lawful development for a proposed Loft conversion with rear dormer including Juliet balcony and front roof lights.

Application No: EPF/0820/21
Officer: Alastair Prince
Applicant Name: Ms Kathryn Thomas
Planning File No: 031128
Location: 1 Crossfields, Loughton, IG10 3PY
Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion, with front roof lights.

Application No: EPF/0828/21
Officer: David Maguire
Applicant Name: Mr & Dr Andrew & Meleri Newstead & Jones
Planning File No: 031130
Location: 22 A High Beech Road, Loughton, IG10 4BL
Proposal: Certificate of lawful development for a proposed single storey rear extension and garage conversion.

Application No: EPF/0844/21
Officer: David Maguire
Applicant Name: Mr H Hristov
Planning File No: 029938
Location: 54 Barrington Green, Loughton, IG10 2BA
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & front roof lights.

Application No: EPF/0950/21
Officer: David Maguire
Applicant Name: Mr Dritan Brati
Planning File No: 030244
Location: 62 The Crescent, Loughton, IG10 4PU
Proposal: Application for a Lawful Development certificate for a proposed outbuilding, gym and bar.

Application No: EPF/0974/21
Officer: Alastair Prince
Applicant Name: Mr Raja Seeralan
Planning File No: 031141
Location: 103 Barrington Road, Loughton, IG10 2AX
Proposal: Application for a Lawful Development certificate for a proposed loft conversion and single storey rear extension and an HMO conversion.

Application No: EPF/0989/21
Officer: Marie-Claire Tovey
Applicant Name: MR S SERTOV
Planning File No: 024418
Location: 52 Lushes Road, Loughton, IG10 3QB
Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

Application No: EPF/1139/21
Officer: Graham Courtney
Applicant Name: Mr Milan Vadher
Planning File No: 012594
Location: 36 Traps Hill, Loughton, IG10 1SZ
Proposal: Certificate of lawful development for a proposed replacement timber structure.

Application No: EPF/1150/21
Officer: Graham Courtney
Applicant Name: Sylvia Xie
Planning File No: 008696
Location: 16 Kirby Close, Loughton, IG10 3BA
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & x3 no. rooflights to the front elevation.

4.3 Others – provided for information only: EPF/0836/21, EPF/0854/21, EPF/0921/21, EPF/1058/21, EPF/1116/21, EPF/1228/21, EPF/1337/21 and EPF/1365/21.

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

5 Decisions

The Planning Decisions for April 2021 from Epping Forest District Council were NOTED.

6 Licensing Applications

6.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Broadway International, 47-49 The Broadway, Loughton, IG10 3SP.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, stating the proposed hours would be too long.

The Committee would waive its OBJECTION if the hours were the same as for other similar premises in The Broadway.

7 Enforcement and Compliance

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

7.1.1 The Committee NOTED that an Enforcement Notice has been issued by Epping Forest District Council in respect of 5 Bryony Close, Loughton IG10 3PG. The alleged breach related to the erection of an 8ft electric fence to the front of the property with no planning permission. (Ref: ENF/0452/20).

7.1.2 No reports had been received.

Signed:
Date: 24 May 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 June 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)
P Abraham C Davies S Murphy
K Rainbow J Riley
W Kauffman (as substitute for Cllr Wiskin)

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)

1 Member of the Public.

The Committee agreed to bring forward planning application, EPF/1265/21, 88 Smarts Lane, after agenda item 3, as a member of the public was interested in this application.

PL1 Apologies for Absence

No apologies for absence were received.

PL2 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/1096/21, 22 Ollards Grove; EPF/1169/21, 152 Church Hill; EPF/1190/21, 33 Pyrles Lane; EPF/1244/21, 18 The Crescent; EPF/1250/21, 16 Park Hill, EPF/1265/21, 88 Smarts Lane; EPF/1306/21, 7 Brooklyn Avenue; and EPF/1408/21, 1 Langston Road, owing to comments received from the LRA Plans Group.

PL3 Confirmation of Minutes

Members NOTED that the minutes of the last meeting of the Planning and Licensing Committee held on 16 March 2020 were CONFIRMED at the Council meeting held on 28 April 2021 and duly signed by the Chairman.

PL4 Planning Applications

Application No: EPF/1265/21

Officer: Marie-Claire Tovey

Applicant Name: Mrs A Harding

Planning File No: 030156

Location: 88 Smarts Lane, Loughton, IG10 4BS

Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/ side and rear dormers. Amendment to EPF/1022/19 - Rear first floor terrace with glass balustrade.

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 proposed terrace and balustrade would be detrimental to the amenity of neighbours at Nos 90

and 92 Smarts Lane, causing loss of light, overlooking and a loss of privacy; along with noise disturbance for the residents of those properties.

Members noted that the application had been made as a result of the garden being sunken, causing it to be overshadowed and that the proposal was designed to overcome a problem of the applicant's own making. The Committee further commented on the poor quality of the drawings submitted for this application.

PL5 Matters for Report

5.1 Ratification of Planning and Licensing Committee Comments

5.1.1 Members NOTED that the comments for applications submitted by the Planning and Licensing Committee, under powers of delegated authority, following Covid 19 restrictions, were ratified by Full Council as listed below:

Council Meeting: 8 July 2020 (Min no 319.1)
P&LC Meetings: 30 March 2020, 20 April 2020, 4 May 2020, 18 May 2020, 1 June 2020, 15 June 2020, and 29 June 2020

Council Meeting: 28 October 2020 (Min no 331.1)
P&LC Meetings: 13 July 2020, 27 July 2020, 24 August 2020, 7 September 2020, 21 September 2020, 5 October 2020 and 19 October 2020

Council Meeting: 9 December 2020 (Min no 342.1)
P&LC Meetings: 2 November 2020, 16 November 2020, and 30 November 2020

Council Meeting: 17 February 2021 (Min no 361.1)
P&LC Meetings: 14 December 2020, 4 January 2021, 18 January 2021, and 1 February 2021

Council Meeting: 10 March 2021 (Min no 342.1)
P&LC Meetings: 15 February 2021, 1 March 2021, 15 March 2021, 29 March 2021, and 12 April 2021.

PL5.1.2 Members RATIFIED the comments for applications submitted by the Planning and Licensing Committee, under powers of delegated authority, following Covid 19 restrictions, for its meeting on 26 April 2021; and the comments submitted after cancellation of its meeting on 24 May 2021 following Covid guidelines.

Members thanked the Planning Committee Clerk for the extra work she had undertaken during the Covid pandemic; and for all the dedicated service of the previous Chairman of the Planning & Licensing Committee, Cllr Angold-Stephens, the Vice Chair, Cllr Latchford and Cllr Cochrane, who had all stood down as town councillors at the deferred elections held in May 2021.

5.2 Planning applications dealt with under delegated powers

Members CONFIRMED the representations made under delegated powers by the Planning Committee Clerk in discussion with the 2020/21 Committee members. This action was necessary to meet the statutory deadlines.

- 5.2.1 Planning applications**
Application No: EPF/0887/21
Officer: David Maguire
Applicant Name: Ms & Mr Lisa & Enzo Johnston & Caffarelli
Planning File No: 031136
Location: 4 Lukintone Close, Loughton, IG10 3NS
Proposal: Conversion of integral garage into habitable accommodation.

The Committee had NO OBJECTION to this application.

- 5.3 Pavement licence application dealt with under delegated authority.**
Members CONFIRMED the representation made under delegated powers by the Planning Committee Clerk in discussion with the 2020/21 Committee members. This action was necessary to meet the statutory deadlines.

5.3.1 Application for a Pavement Licence - New Breed Bottle Shop, 287 High Road, Loughton

The Committee OBJECTED to this application. The pavement outside this shop is too narrow. The photograph provided of the proposed table and chairs shows them close up to the shop front. Members considered that once they are in use, they will protrude too far out causing an obstruction/trip hazard for pedestrians; and anybody with a pushchair/wheelchair or mobility scooter would not have room to pass.

**Members NOTED that a table and chairs had now been installed outside this premises. The Planning Committee Clerk would make enquiries with the local licensing authority regarding the outcome of this application.

- 5.4 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/05/21: Land at Beech Farm, High Road, Loughton**

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

- PL6 Pre-application Consultation on Mobile Phone Masts – CTIL and Telefonica – Proposed base station upgrade at Sterling House, 55 Langston Road, Loughton, IG10 3TS (ref: CTIL_136774 24)**

The Committee had NO OBJECTION to this application.

PL7 Planning Applications

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

- 7.1 Application No: EPF/0937/21**
Officer: Muhammad Rahman
Applicant Name: MRS SANDRA LAWLOR
Planning File No: 007759
Location: 165 High Road, Loughton, IG10 4LF
Proposal: Revisions to Building 1 fronting the High Road (Approved under EPF/2600/14 & EPF/0522/16) including internal and external alterations/additions and a new lift.

For clarity, no new flats are being created than that approved

The Committee OBJECTED to the proposed loss of the green roof in this application, stating it was a good key design and environmentally friendly feature of this proposal.

Members stated that the drawings gave insufficient information regarding the proposed extension to the flue to comment on this aspect of the application.

The Committee had NO OBJECTION to the proposed lift or additional windows but requested that should the local planning authority be minded to grant the terrace, that a condition be imposed that the terrace only be used for access purposes to the roof and not for the amenity of residents.

Application No: EPF/1096/21

Officer: David Maguire

Applicant Name: Mr Steve Hill

Planning File No: 031189

Location: 22 Ollards Grove, Loughton, IG10 4DW

Proposal: Two storey side extension, single story rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment of the site. The proposal was too large, by reason of its bulk, scale and massing which would have an overbearing impact on the amenity of residents at no 20, causing a loss of light.

Further, the increase in the number of rooms in this proposal, which could be converted to bedrooms, is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

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

Application No: EPF/1169/21

Officer: Alastair Prince

Applicant Name: Drazal Ltd

Planning File No: 002033

Location: 152 Church Hill, Loughton, IG10 1LJ

Proposal: Proposed rear extensions to ground floor retail unit with internal alterations and new shopfront. New first floor rear extension and alterations to form a 1 bedroom self-contained flat.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to the proposal for the one-bedroom flat, stating it was too cramped and of poor design, falling below the national minimum space standards.

Members expressed concern for the loss of parking provision, particularly due to the high parking stress in this area. If the local planning authority

was minded to grant this application, they requested a consideration for dedicated off-street parking to the rear of the unit be made, in the area currently being used for storage containers.

Application No: EPF/1171/21
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Adam Curtis
Planning File No: 006496
Location: 5 Longfield, Loughton, IG10 4EE
Proposal: Single and two storey front extensions plus pitched roof added to converted garage and other elevational changes to the existing building.

The Committee had NO OBJECTION to this application.

Application No: EPF/1185/21
Officer: Brendan Meade
Applicant Name: Mr Amir Shehzad Ali
Planning File No: 017139
Location: 13 Hilltop, Loughton, IG10 1PX
Proposal: Loft conversion with a rear dormer & front skylights.

The Committee had NO OBJECTION to this application, however members expressed concern for overlooking of neighbours from the loft conversion.

Application No: EPF/1190/21
Officer: David Maguire
Applicant Name: Mr Afrim Muca
Planning File No: 008437
Location: 33 Pyrles Lane, Loughton, IG10 2NW
Proposal: Hip to gable loft conversion with rear dormer and construction of first floor rear extension over existing ground floor extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal to alter the hip roof to become a ridged roof and the addition of the obscured glass window to the front of the property would not be sympathetic to the street scene and the character of these homes on this part of the road.

Members believed retaining some form of hip at the front similar to that at No 31 Pyrles Lane, would be a more acceptable design.

Application No: EPF/1191/21
Officer: Ian Ansell
Applicant Name: Mr Nathan Eriemo
Planning File No: 014378
Location: 25 Felstead Road, Loughton, IG10 3BB
Proposal: First floor rear extension.

The Committee OBJECTED to this application on the grounds that although the roof was now subservient to the main house it was an overdevelopment of the property.

Application No: EPF/1195/21
Officer: David Maguire
Applicant Name: Jack Ricketts
Planning File No: 031171

Location: 23 Hilltop Close, Loughton, IG10 1PY
Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application. Members requested a condition that materials match existing.

Application No: EPF/1209/21
Officer: David Maguire
Applicant Name: Ms Maria Poullos
Planning File No: 011076
Location: 35 Upper Park, Loughton, IG10 4EQ
Proposal: Proposed loft conversion with increase of roof ridge level by 500mm with rear dormer and Juliet balcony.

The Committee OBJECTED to this application stating it was of poor design and out of keeping with the character of the building. The proposal would cause overlooking of the neighbours, affecting their amenity through loss of privacy.

Members requested, that should the local planning authority be minded to grant this application, a condition be imposed for obscured glass to prevent overlooking.

Application No: EPF/1244/21
Officer: Marie-Claire Tovey
Applicant Name: Ruth Parry
Planning File No: 031192
Location: 18 The Crescent, Loughton, IG10 4PY
Proposal: Two storey rear extension and loft conversion.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application by reason of its height and bulk. The first floor addition would be detrimental to the street scene, which was characterised by bungalows.

The loss of a bungalow, reducing housing choice, particularly for people with disabilities, was contrary to the local planning authority's policy on mixed and balanced communities. The Committee drew the planning officer's attention to the planning appeal for 21 The Crescent, where a similar proposal was refused consent on appeal.

Members suggested the local planning authority might wish to consider locally listing this property as one of the last remaining bungalows on this street.

The Committee AGREED to suspend standing order 3ff until 10pm

Application No: EPF/1250/21
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs James Mariani
Planning File No: 004979
Location: 16 Park Hill, Loughton, IG10 4ES
Proposal: Single storey front and rear extensions and exterior alterations.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was out of character with the street scene. The proposal would be incongruous

leading to the houses on this side of the street losing their symmetry and uniformity.

Application No: EPF/1301/21

Officer: David Maguire

Applicant Name: Mr. Antonis Kotsonis

Planning File No: 031188

Location: 3 Hanson Drive, Loughton, IG10 2ED

Proposal: Proposed porch extension, ground floor rear extension, facade alterations and creation of driveway.

The Committee OBJECTED to this application. The rear extension would impact on the neighbours at Nos 1 and 5, causing a loss of amenity. The glass canopy was out of keeping and would be detrimental to the visual amenity of the property. The proposed air conditioning unit at the back of the property would obscure the outlook of the neighbours and would also have a detrimental effect from noise pollution. Members noted that this element of the application had not been mentioned in the description. The removal of the chimney would also detract from the street scene.

The Committee was concerned that the creation of the drive would set a precedent for the rest of the street, changing the street scene.

Members requested that should the local planning authority be minded to grant this aspect of the application, a condition be imposed for a permeable surface to be used for the drive.

The Committee had NO OBJECTION to the proposed porch.

Application No: EPF/1306/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Nooitgedacht

Planning File No: 008916

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Proposed detached 3 bedroom dwelling in an existing side garden.

The Committee NOTED the contents of a letter of objection.

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.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/1327/21

Officer: Brendan Meade

Applicant Name: Mr Woodland
Planning File No: 024838
Location: 2 The Avenue, Loughton, IG10 4PT
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1328/21
Officer: Alastair Prince
Applicant Name: Mr Emery Luz
Planning File No: 031669
Location: 12 Hanson Close, Loughton, IG10 2EE
Proposal: Ground floor front extension.

The Committee had NO OBJECTION to this application. Members requested a condition that materials match existing.

Application No: EPF/1408/21
Officer: Muhammad Rahman
Applicant Name: Higgins Partnership 1961 LC
Planning File No: 000695
Location: 1 Langston Road, Loughton, IG10 3SD
Proposal: Prior approval application for change of use from Office (use class B1) to Residential (Use class C3)
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- The proposal contained insufficient parking provision for the number of dwellings, with no provision for visitor or tradespeople vehicles. This would result in further stress on the existing parking conditions on the Langston Road site, particularly with parking restrictions caused by the yellow lines along Langston Road and surrounding streets.
- The noise from commercial properties within close proximity would have a detrimental effect on residents of the proposed dwellings.
- Planning consent reference EPF/0333/03 has only been partially implemented and the second phase could be erected at any time. If erected the second phase of the building is constructed after the proposed conversion it would block natural light from several of the proposed flats.
- The proposed works to the car park fulfil the definition of development as set out in The Town and Country Planning Act 1990 (As amended) and should be undertaken via planning consent rather than via Prior Approval.
- It is noted that several pre-commencement conditions relating to EPF/0333/03 remain to be discharged for the scheme to be lawful.

Members expressed concern for the loss of office space and the loss of job creation opportunities caused by the change of use; and that this application would set an unwelcome precedent for the industrial site resulting in it becoming an enclave to the retail park.

Finally, the Committee noted that a separate planning application would be needed if any alterations to the elevations were to be implemented, in particular in relation to the signage on the top of the building.

The Committee AGREED to further suspend standing order 3ff and extend the meeting for another 15 minutes.

7.2 Demolition Determinations. To NOTE the following applications – provided for information only:

Application No: EPF/1425/21

Officer: Marie-Claire Tovey

Applicant Name: David Chalmers

Planning File No: 002145

Location: Epping Forest College, Borders Lane, Loughton, IG10 3SA

Proposal: Prior approval for proposed demolition of former College Buildings.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the loss of trees on this site, protected by a TPO, as a result of this application.

7.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1188/21

Officer: Muhammad Rahman

Applicant Name: Ms Beth Koiles

Planning File No: 031172

Location: 1 St Nicholas Place, Loughton, IG10 1BF

Proposal: Application for a Lawful Development certificate for a proposed ground floor rear extension, facade alterations, outbuilding demolition, floor plan redesign & all associated works.

Application No: EPF/1206/21

Officer: Graham Courtney

Applicant Name: Mr P Preston

Planning File No: 031175

Location: 42 Woodland Road, Loughton, IG10 1HJ

Proposal: Application for a Lawful Development certificate for a proposed new front porch, and new part single storey, part two storey rear extension.

Application No: EPF/1236/21

Officer: David Maguire

Applicant Name: Mr Afrim Muca

Planning File No: 008437

Location: 33 Pyrles Lane, Loughton, IG10 2NW

Proposal: Application for a Lawful Development certificate for a proposed hip to gable roof conversion with rear dormer.

Application No: EPF/1239/21

Officer: Brendan Meade

Applicant Name: Mr Scott

Planning File No: 030877

Location: 2 Hillyfields, Loughton, IG10 2JS

Proposal: Application for a Lawful Development certificate for a proposed hip to gable roof extension and rear dormer.

Application No: EPF/1287/21

Officer: Graham Courtney

Applicant Name: Mr N Patel

Planning File No: 029842

Location: 7 Churchfields, Loughton, IG10 1AG

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer.

Application No: EPF/1302/21

Officer: David Maguire

Applicant Name: Mr. Antonis Kotsonis

Planning File No: 031188

Location: 3 Hanson Drive, Loughton, IG10 2ED

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer, facade alterations, floor plan redesign and all associated works.

7.4 Others – provided for information only: EPF/1269/21, EPF/1388/21, EPF/1409/21, EPF/1410/21, and EPF/1449/21.

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

PL8 Decisions

No Planning Decisions had been received from Epping Forest District Council.

PL9 Licensing Applications

No licensing applications had come to the attention of officers.

PL10 Enforcement and Compliance

10.1.1 No reports had been received.

Signed:

Date: 21 June 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 June 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Also Present: S Fontenelle

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public.

The Committee agreed to bring forward planning applications, EPF/1404/21, 20 Upper Park and EPF/1428/21, 70 Alderton Hill, after agenda item 3, as members of the public were interested in these applications.

PL11 Apologies for Absence

No apologies for absence were received.

PL12 Declarations of Interest

Cllr Downing declared a pecuniary interest in planning application EPF/1573/21, 186 Forest Road, as he lived close by. He advised that he would leave the meeting for this item, and that Cllr Davies would take the Chair during his absence.

The Committee declared a non-pecuniary interest in planning applications EPF/1350/21, 91 High Road; EPF/1351/21, 25 Cherston Road; and EPF/1438/21, 1 Goldings Rise, owing to comments received from the LRA Plans Group.

PL13 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 June 2021 amended from those circulated to read at Min no PL7.1, Planning Application, EPF/1301/21, 3 Hanson Drive, to include the following comment:

“The removal of the chimney would also detract from the street scene.”

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

PL14 Planning Applications

Application No: EPF/1404/21

Officer: Brendan Meade

Applicant Name: Ms D Curtis

Planning File No: 012249

Location: 20 Upper Park, Loughton, IG10 4EW

Proposal: Loft conversion with ridge raise and front and rear dormers.

A member of the public with an interest 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 a condition be imposed to remove permitted development rights for future applications at this site.

Application No: EPF/1428/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr & Mrs Russell Huntley

Planning File No: 017085

Location: 70 Alderton Hill, Loughton, IG10 3JB

Proposal: Reserved matters application following Outline approval on EPF/0010/18 (new two storey house) allowed on appeal - Details of access, appearance, landscaping (including tree retention and protection) and scale.

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

The Committee had NO OBJECTION to the appearance of the proposed dwelling, stating it was set back far enough not to affect the street scene.

The proposed details of access were acceptable, on condition that the open aspect was maintained to retain visibility on the highway. Safety issues on this part of Alderton Hill were of considerable concern, with several accidents having occurred there. Members agreed that the entrance gates to the property needed to be set back the proposed 6m from the highway to avoid any highway safety issues caused by vehicles entering the property.

However, the Committee supported the concerns highlighted in the Tree and Landscaping Officer's report regarding landscaping issues. Members requested that planting on the site be of native species to support insects and wildlife.

PL15 Matters for Report

15.1 Notice of Appeal

15.1.1 EPF/0815/20 – 4 Brooklyn Avenue, Loughton, IG10 1BL – Roof extension, two storey side extension and conversion to two no. flats. (Appeal ref no: APP/J1535/W/21/3266648) – Min no 1.1 - 13/7/20)

The Committee OBJECTED to this application; reiterating its previous comments which were:

“The Committee NOTED the contents of 11 letters of objection.

The Committee OBJECTED to this application on the following grounds:

This proposal was bulky and out of keeping with the street scene and an over-development of the site. It would introduce overlooking to neighbours at number 6.

The property is currently a single dwelling with no flats nearby in Brooklyn Avenue. The loss of a bungalow in this row of bungalows would be detrimental to the street scene and would be against the draft local plan, Policy H1(E), which states “The loss of bungalows will be resisted as they provide a supply of accessible accommodation”; they are an amenity for the elderly.

Members believe that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe

and unsound to grant this application, by virtue of the greater number of occupants living there.”

PL16 Consultation on revisions to the Local Enforcement Plan - June 2021

The Committee had NO COMMENTS to make on the proposed revisions to this plan.

PL17 Planning Applications

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

17.1 Application No: EPF/0956/21

Officer: Brendan Meade

Applicant Name: Ms Victoria Briffa

Planning File No: 010734

Location: 12 The Crescent, Loughton, IG10 4PY

Proposal: Construction of front boundary wall and installation of electric gates.

Members being divided on this application, AGREED to hold a vote. Four members voted AGAINST this application and 3 members voted IN FAVOUR of this application.

The Committee OBJECTED to this application on the grounds that it would spoil the street scene, changing the character of this part of the road which maintained an open aspect.

Application No: EPF/1155/21

Officer: Brendan Meade

Applicant Name: Mr Paul Millbrook

Planning File No: 011569

Location: 22 Stony Path, Loughton, IG10 1SJ

Proposal: Retrospective consent for replacement roof over garage area.

The Committee deplored the retrospective nature of this application.

The Committee OBJECTED to this application. However, if the local planning authority was minded to approve this proposal, members requested that a condition be imposed that the garage area remain in use as a garage and not be allowed to become a habitable space.

Application No: EPF/1350/21

Officer: Alastair Prince

Applicant Name: Ms Taz Twerdochlib

Planning File No: 000286

Location: 91 High Road, Loughton, IG10 4JD

Proposal: Single storey rear extension and first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members commented on the poor quality of plans submitted for this proposal, and requested new clearer drawings be submitted for this application to be properly considered.

Application No: EPF/1351/21

Officer: Zara Seelig

Applicant Name: Mr Glen Norton

Planning File No: 031199

Location: 25 Cherston Road, Loughton, IG10 3PL

Proposal: Single storey rear/side/front extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members commented on the poor quality of plans submitted for this proposal, and requested new clearer drawings be submitted for this application to be properly considered.

Application No: EPF/1371/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Stuchfield

Planning File No: 023090

Location: 52 Lower Park Road, Loughton, IG10 4NA

Proposal: Proposed single storey rear 'L' shaped wrap around extension with raised rear patio.

The Committee had NO OBJECTION to this application. However, members expressed concern that the proposal extended right up to the boundary and for the loss of amenity from light pollution that the side extension would have on the neighbours at no. 54.

Application No: EPF/1381/21

Officer: David Maguire

Applicant Name: Mr Nick Horton

Planning File No: 030410

Location: 1 Seymour Close, Loughton, IG10 3NW

Proposal: Proposed hip to gable loft conversion including increase part roof ridge level by 500mm and rear dormer.

The Committee had NO OBJECTION to this application, however, members expressed concern for the loss of street scene from Roding Gardens and the precedent this proposal would set.

Application No: EPF/1395/21

Officer: Zara Seelig

Applicant Name: Mr. Kazim Aslan

Planning File No: 018910

Location: 47-49 The Broadway, Loughton, IG10 3SP

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1402/21

Officer: David Maguire

Applicant Name: Mr Mark Garrod

Planning File No: 014546

Location: 81 The Drive, Loughton, IG10 1HL

Proposal: Single storey rear/side extension

The Committee had NO OBJECTION to this application, but members expressed concern that the proposal included building over the manhole cover.

Application No: EPF/1438/21

Officer: Ian Ansell

Applicant Name: Mrs Rene Brand

Planning File No: 008928

Location: 1 Goldings Rise, Loughton, IG10 2QP

Proposal: Proposed two storey side extension and single storey rear extension, with roofline of proposed two storey extension at 1.5 storeys (Revised application to EPF/0531/21).

The Committee noted the contents of a letter of concern.

The Committee OBJECTED to this application, stating that although the first floor extension had been stepped in, it failed to address the local planning authority's reason for refusal to application EPF/0531/21:

“The proposed extension encloses the space between the existing dwelling and the boundary, resulting in the loss of an integral characteristic of the built form in the area through potential terracing, and would as a result be an intrusive and unacceptable alteration to that character detrimental to general amenity and contrary to policies CP2, DBE2, DBE3 and DBE10 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF.”

Members considered it would not be possible to build or maintain the gutters included in this proposal as they were against the boundary.

Finally, the Committee believed that the proposed increase of two further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Cllr Downing left the meeting for the following item. Cllr Davies took the Chair for this item only.

Application No: EPF/1573/21

Officer: Marie-Claire Tovey

Applicant Name: Seafields Ltd

Planning File No: 006897

Location: 186 Forest Road, Loughton, IG10 1EG

Proposal: Application to determine if Prior Approval is required for a proposed change of use from B1(offices)to C3 (dwelling house).

The Committee noted the contents of two letters of objection.

The Committee OBJECTED to this application, supporting the objectors, as follows:

- The entrance to this site is a very narrow pathway, with no dedicated pedestrian path. The entrance runs alongside nos 186a and 186b - whose doorway opens directly onto the pathway. During the construction process, the amenity and safety of the residents of

these properties would be severely affected with construction vehicles passing directly by, and thereafter from vehicles of the residents of the proposed dwellings and their visitors. This is a private pathway, nothing more. Members also expressed concern that with just a 12 inch gap it would pose a fire risk.

- The exit onto Forest Road is extremely narrow and is onto a blind bend, making it very dangerous to exit. This would result in a major highway hazard during the construction process and by any resident vehicles using this access pathway thereafter. The increase in traffic at this pinch point will add to existing road congestion and hazard.
- Forest Road is a controlled Residential parking zone with parking severely limited. Any increase in resident or visitor parking on Forest Road resulting from these two new dwellings would further exacerbate this situation and be detrimental to the existing residents of Forest Road and Smarts Lane encompassed by this parking scheme.
- The proposal site had previously been a builder's yard for many years and was therefore likely to be contaminated from the storage of building and demolition materials, including asbestos a common building material used during that time. The supporting environmental report noted: "a Phase II geoenvironmental desk study should be undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present". Consent should not be granted until such an assessment has been undertaken.
- Members commented that the position of the dwellings would be intrusive on the amenity of the residents of neighbouring properties; and that this was not a suitable site for a residential development.
- Finally, being so close to the forest this application is contrary to the Epping Forest Special Area of Conservation and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Cllr Downing re-joined the meeting and retook the chair.

17.2 Deemed Permission – provided for information only.

The Committee NOTED the following applications:

Application No: EPF/1078/21

Officer: Muhammad Rahman

Applicant Name: Mr Andrew Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton, IG10 1LS

Proposal: Application for a Lawful Development certificate for proposed hip to gable loft conversion with rear dormer.

Application No: EPF/1347/21
Officer: David Maguire
Applicant Name:
Planning File No: 031097
Location: 58 High Beech Road, Loughton, IG10 4BL
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer and 3 roof lights to front roof slopes.
(Revised application to EPF/0596/21).

Application No: EPF/1355/21
Officer: Graham Courtney
Applicant Name: Mr Matthew Baker
Planning File No: 031200
Location: 236 Willingale Road, Loughton, IG10 2BX
Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension, porch and loft conversion with rear dormer.

Application No: EPF/1385/21
Officer: Graham Courtney
Applicant Name: Miss Joanne Haslam
Planning File No: 008321
Location: 42 Roydon Close, Loughton, IG10 3DN
Proposal: Application for a Lawful Development certificate for a proposed rear extension.

Application No: EPF/1439/21
Officer: Alastair Prince
Applicant Name: Mr. & Mrs. Hawes
Planning File No: 024971
Location: 8 Shaftesbury, Loughton, IG10 1HN
Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion, roof lights to front.

17.3 Others – provided for information only: EPF/1520/21 and EPF/1552/21.
The Committee NOTED the information received from Epping Forest District Council.

PL18 Decisions

18.1 Decisions by Epping Forest District Council

The Planning Decisions for May 2021 from Epping Forest District Council were NOTED.

PL19 Licensing Applications

No licensing applications had come to the attention of officers.

PL20 Enforcement and Compliance

No reports had been received.

Signed:
Date: 5 July 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 July 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Mark Squire (Town Clerk)

Debra Paris (Planning Committee Clerk)

4 Members of the Public.

The Committee agreed to bring forward planning application, EPF/1581/21 - Loughton Town Council Cemetery, Land to rear of Church Lane, after agenda item 3, Confirmation of Minutes, as members of the public were interested in this application.

PL21 Apologies for Absence

No apologies for absence were received.

PL22 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in item 5.2, planning application, EPF/1656/21, 16 Station Road, as the applicant was known to her. She would not comment on this application.

Cllr Wiskin declared a non-pecuniary interest in planning applications, EPF/1499/21, Oak View School, as he lives nearby; and EPF/1575/21, 71 Roundmead Avenue, as he had been consulted by the neighbour at no 69, a personal friend.

Cllr Davies declared a non-pecuniary interest in planning application EPF/1536/21, 9 Colebrook Gardens, as she is acquainted with the applicant.

The Town Clerk and the Committee declared a non-pecuniary interest in planning application EPF/1581/21, Loughton Town Council Cemetery, Land to rear of Church Lane as Loughton Town Council was the applicant and owns this land.

The Committee declared a non-pecuniary interest in planning applications EPF/1453/21, 55 The Drive; EPF/1489/21, 70 Deepdene Road; EPF/1499/21, Oak View School, Whitehills Road; EPF/EPF/1551/21, 82 Algiers Road; EPF/1591/21, 31 Carroll Hill; and EPF/1593/21, 9 Kingsley Road, owing to comments received from the LRA Plans Group.

PL23 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 June 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL24 Planning Application

24.1 Application No: EPF/1581/21

Officer: Robin Hellier

Applicant Name: Mr Mark Squire

Planning File No: 000298

Location: Loughton Town Council Cemetery, Land to rear of Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/05/05

T1: Holm Oak - Crown reduce, as specified.

The Town Clerk, as applicant, and a member of the public with an interest in this item addressed the Committee on the issues surrounding this proposal.

The Committee had NO OBJECTION to this application. Members also supported the proposed recommendation to undertake regular pruning of this tree every 2-3 years, to protect the amenity of the residents in the neighbouring properties affected by this Holm Oak.

The Chairman, Cllr Downing, advised members that he had been provided with a summary paper on permitted development rights by the Planning Committee Clerk, outlining guidance on these regulations. He suggested it would be useful for the Planning Committee Clerk to circulate to all members of the Committee for their information.

PL25 Matters for Report

25.1 Amended Plans

25.1.1 EPF/0628/21 – Mulberry, Woodbury Hill, Loughton, IG10 1JB – Side extensions. **REVISED PROPOSAL**** - Min no 1.1 (12/4/2021)**

Members considered the proposed amendments to this application failed to overcome their previous concerns.

The Committee OBJECTED to this application, reiterating its previous comments which were:

“The Committee OBJECTED to this application on the grounds that the proposed extension would be visible from the road and significantly reduce the openness of the view across the valley and this part of the green belt and the York Hill Conservation Area.

The application would also have implications for trees on the site. 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, in relation to the tree issues. Other planning objections would remain.”

The Committee also supported the comments of the Conservation Officer.

25.1.2 EPF/1209/21 – 35 Upper Park, Loughton, IG10 4EQ – Proposed loft conversion with increase of roof ridge level by 500mm with rear dormer and Juliet balcony. **REVISED PROPOSAL - Min no PL7.1**

The Committee OBJECTED to this application stating, although it was a slight improvement on the previous proposal, it was still out of keeping with the character of the building.

The Committee believed that the proposed increase of two further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

**25.2 Withdrawn Application
EPF/1096/21 – 22 Ollards Grove – Proposal: 2 storey side extension, single storey rear extension.**

The Planning Committee Clerk reported that information had been received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL26 Planning Applications

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

26.1 Application No: EPF/0507/21

Officer: Ian Ansell

Applicant Name: Mr John Hayes

Planning File No: 026602

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

Proposal: Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.

The Committee OBJECTED to this application on the following grounds:

- Members objected to the loss of the garages, caused by this proposal.
- The narrow road at this site was unsuitable for use by large vehicles, refuse lorries / emergency vehicles (fire engines) etc. Members also believed that this road was a right of way owned by a resident in a neighbouring property and had concerns that access would not be maintained.
- The loss of amenity for residents in neighbouring properties.
- Any additional dwelling that leads to more traffic in the SAC is unacceptable. The two new dwellings would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop

additional cars associated with new dwellings from polluting the SAC before it was brought in.

A member of the Committee had spoken to neighbouring residents, who had only received their notification of this proposal on Saturday, 2 July. Therefore they would have had insufficient time to submit objections for the Committee to consider.

Members however, commended the low-rise element of the design and lack of windows to the side, which would overcome the overlooking of neighbouring properties; and the green aspects of this proposal including the sedum roof system and solar panels.

Application No: EPF/1309/21

Officer: Ian Ansell

Applicant Name: Mr Syed Islam

Planning File No: 001111

Location: Roding Valley Cricket Club, Bradwell Road, Buckhurst Hill, IG9 6BY

Proposal: Installation of new cricket nets installation, timber cladding and relocation of storage containers.

The Committee had NO OBJECTION to this application.

Application No: EPF/1429/21

Officer: Graham Courtney

Applicant Name: Mr and Mrs Paul and Christine Cranfield

Planning File No: 031207

Location: 10 Barfields Gardens, Loughton, IG10 3JG

Proposal: Single storey rear and side extension

The Committee had NO OBJECTION to this application. However, members expressed concern for the loss of amenity space.

The Committee requested, that should the local planning authority be minded to grant this application, that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/1431/21

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs S. Kashket

Planning File No: 003191

Location: 12 Garden Way, Loughton, IG10 2SF

Proposal: Ground floor front canopy roof over garage projection and front door and single storey rear extension.

The Committee had NO OBJECTION to this application. However, members expressed concern for light pollution, caused by this proposal, and the effect that would have on insects and wildlife, being so close to the Forest.

Application No: EPF/1451/21

Officer: Robin Hellier

Applicant Name: Mrs Karen Maloney

Planning File No: 003438

Location: 8 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/04/14 (Ref: T6-T8)

T1-T3: 3 x Lime - Crown reduce height by up to 2m and lateral spread 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.

Application No: EPF/1453/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

Proposal: A 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. Members noted that the plans included a loft conversion which had not been included in the application description. The proposal was an overdevelopment of the site and would have a deleterious impact on the street scene. The application would cause a detrimental effect on the amenity of neighbours.

The increase from two to five bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/1486/21

Officer: Brendan Meade

Applicant Name: Mr Merton Smith

Planning File No: 024375

Location: 12 Cherston Road, Loughton, IG10 3PJ

Proposal: Proposed single storey side & front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1489/21

Officer: Muhammad Rahman

Applicant Name: Mr Grant Tufton

Planning File No: 014651

Location: 70 Deepdene Road, Loughton, IG10 3PW

Proposal: Proposed reconstruction of the existing single storey rear extension and erection of a detached outbuilding.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed reconstruction of the extension.

However, members OBJECTED to the proposed detached outbuilding, considering this to be an overdevelopment of the site, eroding too much of the amenity space.

The Committee requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the outbuilding to remain ancillary to the main dwelling.

Application No: EPF/1499/21

Officer: Brendan Meade

Applicant Name: Mr Clive Turner

Planning File No: 005966

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

Proposal: Replacement boundary fence.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the existing fence was hidden by the surrounding shrubs and greenery and therefore was not noticeable from the highway.

No supporting information had been provided outlining exact details of the siting of the fence and any loss or damage to the existing plant life. Members requested an arboricultural report be submitted to address these concerns.

The Committee requested, that should the local planning authority be minded to grant this application, that a condition be imposed for the fence to be painted and maintained in a green colour to compliment its surroundings.

Application No: EPF/1521/21

Officer: Robin Hellier

Applicant Name: Dr Abdul Hasan

Planning File No: 003551

Location: 9 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/07/79 (Ref: T71)

T1: Oak - Crown reduce 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/1536/21

Officer: Kie Farrell

Applicant Name: Mr Momchil Hristov

Planning File No: 022711

Location: 9 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Change of use of existing outbuilding from office use to ancillary to main dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/1541/21
Officer: Brendan Meade
Applicant Name: Stephen Davies
Planning File No: 013657
Location: 59 Meadow Road, Loughton, IG10 4HY
Proposal: Enlargement of existing side extension, additional windows and new boundary wall.

The Committee OBJECTED to this application stating it would create a terracing effect by building up to the boundary wall. The proposal would lead to the loss of symmetry to the 2 semi-detached houses, resulting in a detrimental effect on the street scene.

Members also commented on the poor quality of the planning application form displayed on the planning portal.

Application No: EPF/1550/21
Officer: David Maguire
Applicant Name: Mr Dennis Harrison
Planning File No: 031154
Location: 47 Sedley Rise, Loughton, IG10 1LS
Proposal: Single storey rear extension with stepped level patio to access garden level. Small infill extension between existing side garage and new rear extension. (Revised application to EPF/0747/21).

The Committee had NO OBJECTION to this application.

Application No: EPF/1551/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs Lennon
Planning File No: 010624
Location: 82 Algers Road, Loughton, IG10 4ND
Proposal: Single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the plot, by reason of its size and mass. Members expressed concern for the loss of amenity of the neighbours at no 80 Algers Road, caused by this extension.

Members considered an extension of 3.5m would be acceptable.

The Committee AGREED to suspend standing order 3ff until 9.45pm

Application No: EPF/1553/21
Officer: David Maguire
Applicant Name: Mrs Heather Hall
Planning File No: 031229
Location: 8 Roxwell House, Valley Hill, Loughton, IG10 3AY
Proposal: Front access ramp & level threshold front entrance door.

The Committee had NO OBJECTION to this application.

Application No: EPF/1568/21
Officer: Kie Farrell
Applicant Name: Mr. & Mrs. Rogers

Planning File No: 017656
Location: 28 Station Road, Loughton, IG10 4NX
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1575/21
Officer: Muhammad Rahman
Applicant Name: Mr Mark Perring
Planning File No: 018762
Location: 71 Roundmead Avenue, Loughton, IG10 1PZ
Proposal: Single storey rear extension finished with a flat roof and lanterns.

The Committee had NO OBJECTION to this application.

Application No: EPF/1577/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs Ivan & Irena Levytskyy & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: First floor side extension.

The Committee OBJECTED to this application stating it would create a terracing effect by building up to the boundary, resulting in a detrimental effect on the street scene.

Members would reconsider their objection if the proposal was stepped back further from the boundary.

Application No: EPF/1591/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs M Razaq
Planning File No: 026289
Location: 31 Carroll Hill, Loughton, IG10 1NL
Proposal: Proposed two storey rear & side extension including Juliet balcony to first floor rear and a loft conversion.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. The proposal would be out of character with the area and detrimental visually to this part of Carroll Hill.

In building up to the boundary line, it would cause the guttering to overhang the neighbouring property at no 29, which would not allow for any future repairs or maintenance.

The application also contained additional windows which would result in overlooking of neighbouring properties.

Application No: EPF/1593/21
Officer: Kie Farrell
Applicant Name: Mr & Mrs Falaise
Planning File No: 031230
Location: 9 Kingsley Road, Loughton, IG10 3TU

Proposal: Proposed construction of a ground/first floor front extension & replacement of front porch.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it came forward of the front building line, destroying the uniformity of the street scene, and would result in a negative impact on the neighbours as nos 11 and 13.

Members had NO OBJECTION to the replacement porch.

Application No: EPF/1594/21

Officer: Robin Hellier

Applicant Name: Amanda Hart

Planning File No: 000838

Location: St Mary's Church, 201 High Road, Loughton, IG10 1BB

Proposal: TPO/EPF/09/99

T5: Plane, T6: Plane, T8: Cedar - Specific limb reduction, as specified.

T14: Sycamore - Pollard, 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 description of works on the application form mentioned two dead trees an Elm and a Lime. Members requested that these trees be replaced with native species.

Application No: EPF/1602/21

Officer: Kie Farrell

Applicant Name: Mr Stuart Ballard

Planning File No: 030419

Location: 68 Church Hill, Loughton, IG10 1LB

Proposal: Retention of patio side screen (erected in agreement with No.66 Church Hill to prevent overlooking into rear garden).

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application based on the neighbour's agreement to this proposal.

26.2 Determinations & Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:
(Members are reminded that comments are not normally accepted by Epping Forest District Council on these types of applications unless there are strong concerns.)

Application No: EPF/1656/21

Officer: Brendan Meade

Applicant Name: Mr John Collins

Planning File No: 018759

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Application to determine if Prior Approval is required for a proposed demolition of the property.

The Committee OBJECTED to the proposed demolition of this property and to any works to any trees at this site. This property forms part of the

intrinsic nature and character of Station Road. It was a locally listed building, which was an early work of the architect Rex Foster.

The Vice Chairman of the Planning Committee, Cllr Davies confirmed that she would be willing to attend an Area Planning Sub-Committee South meeting to comment on this application.

26.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1475/21

Officer: Graham Courtney

Applicant Name: Mr Lewis Ward

Planning File No: 024310

Location: 75 Greensted Road, Loughton, IG10 3DJ

Proposal: Application for a Lawful Development certificate for a proposed loft extension.

Application No: EPF/1487/21

Officer: David Maguire

Applicant Name: Mr Shohidur Chowdhury

Planning File No: 031209

Location: 185 Chester Road, Loughton, IG10 2LJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with x3 no rear rooflights & x2 no. front rooflights.

Application No: EPF/1497/21

Officer: Brendan Meade

Applicant Name: Mrs Hayley Crossley

Planning File No: 022662

Location: 90 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/1516/21

Officer: Graham Courtney

Applicant Name: Claire Franklin

Planning File No: 024326

Location: 32 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear and side facing wrap around dormer and front roof window.

Application No: EPF/1548/21

Officer: David Maguire

Applicant Name: Mr Aleksandar Hadzhidiev

Planning File No: 031218

Location: 16 Poundfield Road, Loughton, IG10 3JN

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension and hip to gable loft conversion with rear dormer and front skylight.

Application No: EPF/1557/21

Officer: Zara Seelig

Applicant Name: Georgie Yiannoullou

Planning File No: 031216

Location: 131 Forest Road, Loughton, IG10 1EF

Proposal: Application for a Lawful Development certificate for a proposed rear dormer and an additional smaller dormer.

Application No: EPF/1598/21

Officer: Caroline Brown

Applicant Name: Mr Natalie Britz

Planning File No: 031223

Location: 36 Torrington Gardens, Loughton, IG10 3TB

Proposal: Application for a Lawful Development certificate for a proposed loft extension.

Application No: EPF/1612/21

Officer: Brendan Meade

Applicant Name: MR BRENDAN MCPARLAND

Planning File No: 031224

Location: 98 Lawton Road, Loughton, IG10 2AA

Proposal: Application for a Lawful Development certificate for a proposed outbuilding (gym) & storage area.

26.4 Others – provided for information only: EPF/1382/21

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

PL27 Decisions

No Planning Decisions had been received from Epping Forest District Council.

PL28 Licensing Applications

No licensing applications had come to the attention of officers.

PL29 Enforcement and Compliance

A request for further information had been received from the Enforcement Officer, in respect of a recent breach report ENF/0242/21 - 179-181 High Road, Loughton, regarding the rear seating area and erection of security gates at this site, for which it was believed planning consent had not been sought.

The Planning Committee Clerk confirmed that the information had now been received and would be submitted to the Enforcement Officer for the matter to be further investigated.

Signed:

Date: 19 July 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 July 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

PL30 Apologies for Absence

Apologies for absence were received from Cllr Downing. Cllr Kauffman had been nominated as his substitute and Cllr Davies would be Chairman for this meeting.

PL31 Declarations of Interest

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

- i. EPF/1161/21, Forestside, Baldwins Hill, as the applicant was known to members; and,
- ii. EPF/1645/21, 38B Chigwell Lane; EPF/1657/21, 27 Roundmead Avenue; EPF/1703/21, 22 Grosvenor Drive; EPF/1706/21, 118 Pyrles Lane; and EPF/1747/21, 4 Chester Close, owing to comments received from the LRA Plans Group.

PL32 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 5 July 2021 amended from those circulated, to read at mIn no PL22:

“Cllr Wiskin declared a non-pecuniary interest in planning applications, EPF/1499/21, Oak View School, as he lives nearby; and EPF/1575/21, 71 Roundmead Avenue, as he had been consulted by the neighbour at no 69, a personal friend.”

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

PL33 Matters for Report

33.1 Amended Plans

33.1.1 EPF/1351/21 – 25 Cherston Road, Loughton, IG10 3PL – Single storey rear/side/front extensions. **Plans republished to website – Min no PL17.1**

The Committee considered the republished plans for this application.

The Committee had NO OBJECTION to this application.

33.2 Notice of Appeal

33.2.1 EPF/2668/19 – The Hub Loughton Limited, 1 Landmark House, 3 The Broadway, Loughton, Essex, IG10 2FA. Proposal: New front facade to existing shell for public house with new front elevation signage & new air conditioning/ ventilation system. (Appeal ref no: APP/J1535/W/21/3268335) – Min no PL804.1)

The Committee OBJECTED to this application, supporting the comments of the local planning authority, Epping Forest District Council, which were:

“1. The noise and odour ventilation and extraction systems would cause intolerable nuisance to the residents of Landmark House and public, contrary to policy RP5A of the Local Plan and alterations and Policy DM21 of the SVLP.

2. The signage of the front is excessive and garish, causing significant harm to the character and appearance of the street scene in this location contrary to policy DBE 13 of the Local Plan and alterations and policy DM13 of the SVLP.”

PL34 Planning Applications

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

34.1 Application No: EPF/1186/21

Officer: Muhammad Rahman

Applicant Name: Mr Michael Owen

Planning File No: 014330

Location: Forestside, Baldwins Hill, Loughton, IG10 1SD

Proposal: Single storey rear extension and new roof lights to existing side return.

The Committee OBJECTED to this application on the grounds that due to the location of the property, adjoining the Forest, the glass roof lanterns on the single storey rear extension, along with the roof lights on the right-hand side of the side return (abutting the forest) would cause light pollution, resulting in a detrimental effect on the wildlife of the forest and its habitat.

If the glass could be modified to prevent light pollution in the Forest, and protect the wildlife and its natural habitat, members would be willing to waive this objection.

Application No: EPF/1564/21

Officer: Brendan Meade

Applicant Name: Sirghi

Planning File No: 015079

Location: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

Proposal: Proposed part single and part double storey rear extensions, loft conversion including raising of ridge by 600 mm, including 3no. rear dormer and conversion of garage into habitable room.

The Committee OBJECTED to this application stating it was an overdevelopment, the proposed house was too large for a plot this size; and the ridge rise was too dominant on the street scene.

Also the addition of 3 further bedrooms was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the

overstressed recreational services and subsequent damage to the SAC. 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.

Members also commented that the fencing erected around this property on Nursery Road was inappropriate. It was irregular and created a detrimental effect on the street scene.

Application No: EPF/1578/21

Officer: Brendan Meade

Applicant Name: Karren and Wayne Marston

Planning File No: 005340

Location: Corran, Steeds Way, Loughton, IG10 1HX

Proposal: Removal of conservatory and construction of ground floor rear extension, part ground floor and part first floor.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal would be overbearing on the neighbouring properties at nos 3 & 5 Steeds Way and have a detrimental effect on the visual amenity.

Members requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the window on the side elevation to be fitted with obscure glass.

Application No: EPF/1614/21

Officer: Zara Seelig

Applicant Name: Mrs Heather Hall

Planning File No: 019869

Location: 46 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for Variation of condition 2 'Plan numbers' for EPF/3052/20. (Front access steps to side access path and installation of stair riser involving partial removal of boundary wall).

The Committee had NO OBJECTION to this application.

Application No: EPF/1627/21

Officer: Robin Hellier

Applicant Name: Mr Ali Kazmi

Planning File No: 002423

Location: 14 Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: T10 & T11)

S2: Sycamore - Remove 2 selected branches over driveway, as specified.

P1: Pine - Remove all lateral branches overhanging driveway, 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 expressed concern that this amount of lopping would cause damage to these street trees, particularly the Pine tree.

Application No: EPF/1629/21
Officer: Muhammad Rahman
Applicant Name: Mr Stephen Conway
Planning File No: 031233
Location: Unit 2 Sterling House, Langston Road, Loughton, IG10 3TS
Proposal: Change of use of Unit 2 from Storage and Distribution (B8 Use Class) to General Industry (B2 Use Class) together with external plant.

The Committee had NO OBJECTION to this application.

Application No: EPF/1640/21
Officer: Zara Seelig
Applicant Name: Caisey
Planning File No: 031235
Location: 75 Bushfields, Loughton, IG10 3JR
Proposal: Rear extension and internal alterations to ground floor flat.

The Committee OBJECTED to this application, stating the visual amenity of the flat above would be affected by this proposal.

If however, obscured glass was to be used in the roof of the glass extension, to protect the amenity of the neighbours in the flat above, members would be willing to withdraw their objection.

Application No: EPF/1645/21
Officer: Marie-Claire Tovey
Applicant Name: Ms Sema Yildiz
Planning File No: 001860
Location: 38 B Chigwell Lane, Loughton, IG10 3NY
Proposal: Application for Variation of condition 2 'opening hours' for EPF/1164/20. (Application for permanent function of site approved for temporary permission last year. "Proposed extension of opening time to 7am-9pm (Monday to Saturday) and single storey extension to create WC space to the cafe space." A3 - Restaurants, snack bars and cafes).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that the application was actually for extended opening hours: 7am – midnight Monday to Saturday, and 8am – midnight on Sunday. Therefore the description for this proposal was incorrect. The misleading description may have led to neighbours not objecting, not realising the full impact of this application.

The Committee considered this proposal unacceptable on the grounds previously cited by the local planning authority, in respect of EPF/0457/18 (to extend opening hours to 10pm) which was:

“that the noise and activity in the vicinity of the site would cause excessive harm to the living conditions of nearby residents, particularly during the summer months when bedroom windows are normally open.”

Members also expressed concern at the encroachment by this establishment in the number of tables and chairs at the front of this property onto public greenspace, for which it is believed no planning permission had been granted.

Application No: EPF/1648/21
Officer: Muhammad Rahman
Applicant Name: Mr Alex David
Planning File No: 030534
Location: 2 Lucton Mews, Loughton, IG10 3PE
Proposal: Proposed demolition of rear conservatory with a replacement rear & side ground floor single storey extension with rooflights and decking/patio area. Loft conversion with rear dormer and x2 no. front rooflights. (Amended application to EPF/0345/20).

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. The proposal was out of proportion and would provide no amenity space. The application would be overbearing on the neighbours.

Application No: EPF/1649/21
Officer: Kie Farrell
Applicant Name: Laura Evans
Planning File No: 003995
Location: 14 Englands Lane, Loughton, IG10 2QQ
Proposal: First floor rear extension over existing ground floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/1657/21
Officer: Zara Seelig
Applicant Name: Mr Ed Delaney
Planning File No: 016946
Location: 27 Roundmead Avenue, Loughton, IG10 1QA
Proposal: Two storey side extension, single storey rear extension & loft conversion including Juliet balcony.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The extension was an overdevelopment of the site, significantly reducing the size of the garden. The height and bulk would appear incongruous on the roofline, causing a negative impact on the street scene.

Members considered the proposed Juliet balcony would cause overlooking of the neighbours, and the design of the loft conversion was out of keeping.

Application No: EPF/1660/21
Officer: Zara Seelig
Applicant Name: Mr Martin Senaris
Planning File No: 030408
Location: 30 St Johns Road, Loughton, IG10 1RZ
Proposal: Application for Variation of condition 2 'Plan numbers' for EPF/3020/20. (Proposed single storey rear extension, associated alterations to internal layout of dwelling and proposed new detached garage).

The Committee had NO OBJECTION to this application.

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

Application No: EPF/1663/21
Officer: Brendan Meade
Applicant Name: Mr Jamie Robinson
Planning File No: 022094
Location: 6 Chigwell Lane, Loughton, IG10 3RW
Proposal: Extend width of exiting front porch / front extension.

The Committee had NO OBJECTION to this application. However, members expressed concern for the visual amenity of the neighbours, caused by the proposal being built up to the boundary line and jutting out.

Application No: EPF/1703/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Neil Thompson
Planning File No: 031232
Location: 22 Grosvenor Drive, Loughton, IG10 2LH
Proposal: Proposed ground floor front & side extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the extra bulk, detailed design, loss of the gap with next door, and the subsequent loss of a parking space.

The proposal description referred to a ground floor front and side extension, however, the plans contained drawings for a side and rear extension. There was also a garage shown on the site plan, which was not included on the plans drawings.

Application No: EPF/1705/21
Officer: Muhammad Rahman
Applicant Name: Mr Shan
Planning File No: 014403
Location: 36 Sparelease Hill, Loughton, IG10 1BT
Proposal: Demolition of existing detached dwellinghouse. Erection of a new build detached replacement dwelling with rear landscaping and alterations to the front fenestration and driveway.

The Committee OBJECTED to this application, stating it was an overdevelopment. The proposal was out of keeping with neighbouring properties that would affect the visual amenity of neighbours and create a negative impact upon the street scene.

The proposed design would cause significant light pollution resulting in a negative impact on the habitat of wildlife (birds and insects).

The addition of 3 further bedrooms was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/1706/21
Officer: David Maguire

Applicant Name: Mrs Michelle Debono
Planning File No: 031239
Location: 118 Pyrles Lane, Loughton, IG10 2NW
Proposal: Single storey front extension, single storey rear extension & loft extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members considered the proposed change to the fenestration, by changing the size of the windows would be incongruous and out of keeping with the rest of the terrace and the street scene.

Members considered that the proposal should not exceed that of no 110, and that the roof to the front extension should be a single slope roof to match that at no 116.

Application No: EPF/1718/21
Officer: Muhammad Rahman
Applicant Name: Mr John Lipper
Planning File No: 031240
Location: 9 The Square, Loughton, IG10 3FE
Proposal: Loft conversion with rear dormer including Juliet balcony and front rooflights.

The Committee OBJECTED to this application stating it would set a precedent for this development. The proposal would knock out the symmetry of the terrace block and be out of keeping with the distinctive period style of this development. The Juliet balcony would also cause loss of amenity for the neighbours caused by overlooking.

Application No: EPF/1747/21
Officer: David Maguire
Applicant Name: Mr Shaun French
Planning File No: 014726
Location: 4 Chester Close, Loughton, IG10 2LP
Proposal: Single storey side and rear extension to create granny annexe. (Revised application to EPF/1130/21).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application believing this revised proposal was still too large and an overdevelopment of the site.

The application was out of character with the area and would have a detrimental effect on the street scene.

The additional further bedrooms in this proposal would be contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

34.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1478/21

Officer: David Maguire

Applicant Name: Mr J Taylor

Planning File No: 001338

Location: 48 Deepdene Path, Loughton, IG10 3PS

Proposal: Application for a Lawful Development certificate for a proposed demolition of existing car port, amendments to existing front porch, single storey side extension, single storey rear extension and loft conversion with dormer window to rear & amendments to front and rear fenestration.

34.3 Others – provided for information only: EPF/1696/21, EPF/1731/21 and EPF/1801/21

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

PL35 Decisions

The Planning Decisions for June 2021 were NOTED.

PL36 Licensing Applications

36.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of J Sainsbury's, Old Station Road, Loughton IG10 4PE

The Planning Committee Clerk reported that the Licensing Department at Epping Forest District Council confirmed the above application had been incorrectly listed. Comments were therefore not required on this licensing application.

PL37 Enforcement and Compliance

37.1 No reports had been received.

Signed:

Date: 2 August 2021

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 2 August 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

G Wiskin

B Cohen (as substitute for J Riley)

Officers: Debra Paris (Planning Committee Clerk)

PL38 Apologies for Absence

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

PL39 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/1733/21, 1 Stonards Hill; and EPF/1789/21, 8 Goldings Rise, owing to comments received from the LRA Plans Group.

Cllr Cohen declared a non-pecuniary interest in planning application EPF/1770/21, 25 The Uplands, as she knew the applicants.

PL40 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 July 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL41 Matters for Report

There were no matters for report.

PL42 Local Plan Main Modifications Public Consultation

The Committee AGREED to defer this item to prepare its response on this consultation, as comments were not required until 23 September 2021.

PL43 Planning Applications

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

43.1 Application No: EPF/1733/21

Officer: Kie Farrell

Applicant Name: Ms Reda Ramanauskiene

Planning File No: 000506

Location: 1 Stonards Hill, Loughton, IG10 3EH

Proposal: Single storey ground floor rear extension and side and rear extension at first floor.

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 extension was too close to the boundary of the neighbour at No 3 Stonards Hill.

The addition of 2 further bedrooms was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Members considered it would be more acceptable if the proposal was cut back slightly to relieve the sense of enclosure to the neighbour. The first floor extension should not extend further than those at Nos 15, 17 and 19 to ensure consistency.

Application No: EPF/1746/21
Officer: Zara Seelig
Applicant Name: Mr Amjid Shabbir
Planning File No: 026372
Location: 99 River Way, Loughton, IG10 3LN
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application. However, members expressed concern for the position of the window in the proposed extension, located by the stairs, which form the entrance to the property above. It would be preferable if the window was positioned further towards the garden, to protect the privacy of the inhabitants of the downstairs property.

If however, the local planning authority was minded to approve this application as proposed, members requested a condition be imposed for this window to be opaque glass.

Application No: EPF/1770/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs Alan & Jo Kurt
Planning File No: 031249
Location: 25 The Uplands, Loughton, IG10 1NQ
Proposal: Convert existing garage into a habitable room, incorporating the construction of a single storey side rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1789/21
Officer: David Maguire
Applicant Name: Mr Mike Reynolds
Planning File No: 031251
Location: 8 Goldings Rise, Loughton, IG10 2QP
Proposal: Proposed two storey rear extension, part single storey front extension, internal alterations & concrete hardstanding to the front of the property.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment which would have an overbearing impact on the neighbour.

The proposed extension by reason of its bulk and depth would impact negatively on the visual amenity of this part of Goldings Rise and would erode too much of the garden of this dwelling.

Members considered the proposed room layouts could be better planned with less wasted space to reduce the footprint of the extensions.

The Committee supported the Tree and Landscaping Officer's holding objection to this application.

The proposed removal of all vegetation from the front garden to provide additional parking, would create a very marked boundary between the houses within this road and the woodland beyond. The vehicle lights would also cause light pollution resulting in a negative impact on the habitat of wildlife (birds and insects). It would not provide any enhancements to the green infrastructure of the site.

Members considered appropriate replacement tree planting for less aggressive species than sycamores, should be agreed as part of any planning consent.

Finally, the addition of 2 further bedrooms was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/1811/21

Officer: Zara Seelig

Applicant Name: Mr Alan Scarpenter

Planning File No: 026358

Location: 19 Millsmead Way, Loughton, IG10 1LR

Proposal: Demolition of existing conservatory & construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1827/21

Officer: David Maguire

Applicant Name: Mr Daniel Little

Planning File No: 013817

Location: 82 Valley Hill, Loughton, IG10 3AT

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1951/21

Officer: Marie-Claire Tovey

Applicant Name: Littlecroft Properties Limited

Planning File No: 000491

Location: 127 High Road, Loughton, IG10 4LT

Proposal: Prior approval for change of use of first and second floors from offices to three residential units.

The Committee OBJECTED to this application stating it was an overdevelopment, providing a lack of amenity space and a lack of parking provision. There was inadequate space on the proposal site to accommodate a suitable refuse area for the number of proposed properties/residents. As such, this would have a detrimental effect on the neighbouring property, No 129.

The site was located next to a nursery, whose patrons would be dropping off and collecting young children throughout the day. This proposal would result in an intensification of traffic to the detriment of those attending the neighbouring property at No 125.

The proposal would also reduce the employment opportunities for Loughton residents.

Members requested that if the local planning authority was minded to approve this application, that a request be made by the LPA for residents to be prohibited from any parking schemes operated by NEPP (North Essex Parking Partnership). A precedent set under planning application EPF/2706/17 for the Royal Oak development.

43.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1547/21

Officer: David Maguire

Applicant Name: Mr Nathan Jones

Planning File No: 031257

Location: 3 St Nicholas Place, Loughton, IG10 1BF

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension; and loft conversion with rear dormer and 3 roof lights to front roof slope.

Application No: EPF/1794/21

Officer: Brendan Meade

Applicant Name: Ms Jenny Forbes

Planning File No: 026329

Location: 113 Whitehills Road, Loughton, IG10 1TU

Proposal: Application for a Lawful Development certificate for a proposed erection of a single storey side extension.

Application No: EPF/1796/21

Officer: Alastair Prince

Applicant Name: Mr John Toyne

Planning File No: 021134

Location: 30 Algiers Road, Loughton, IG10 4NG

Proposal: Application for a Lawful Development certificate for a proposed loft extension.

Application No: EPF/1823/21

Officer: Alastair Prince

Applicant Name: Mr Seeralan Govindaraju

Planning File No: 031141

Location: 103 Barrington Road, Loughton, IG10 2AX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer and front roof lights and single storey rear extension.

43.3 Others – provided for information only: EPF/1761/21, EPF/1763/21, EPF/1786/21, EPF/1879/21, EPF/1902/21 and EPF/1986/21

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

The Committee NOTED the contents of a letter of objection in respect of planning application, EPF/1763/21, Former Playing Field, Epping Forest College, Borders Lane, IG10 3SA, and agreed with the contents that:

“The application description for: “Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking & other associated development”, was misleading.

The site had not previously been built upon, being used only as a playing/sports field by Luctons Girls’ School and remained undeveloped since then. It could not therefore be described as a ‘Redevelopment’.”

PL44 Decisions

No Planning Decisions had been received from Epping Forest District Council.

PL45 Licensing Applications

No licensing applications had come to the attention of officers.

PL46 Enforcement and Compliance

46.1 The Planning Committee Clerk reported that an Enforcement Officer had been assigned to investigate the recent report lodged in respect of 16a Church Close. Any further information received, in respect of this potential planning breach, would be reported to the Committee.

Signed:
Date: 16 August 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 August 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Also in

attendance: W Kauffman

Officers: Debra Paris (Planning Committee Clerk)

PL47 Apologies for Absence

No apologies for absence were received for this meeting.

PL48 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/1832/21, 83 Tycehurst Hill; EPF/1917/21, Epping Forest College, Block B, Borders Lane; EPF/2013/21, 179 – 181 High Road; and EPF/2090/21, 1 Langston Road, owing to comments received from the LRA Plans Group.

PL49 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 August 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL50 Matters for Report

50.1 Amended Plans

50.1.1 EPF/1541/21 - 59 Meadow Road, Loughton, IG10 4HY

Proposal: Enlargement of existing side extension, additional windows and new boundary wall. **Amended plans – Min no PL26.1**

The Committee had NO OBJECTION to this application.

50.2 Notice of Appeal

50.2.1 EPF/0531/21 - 1 Goldings Rise, Loughton, IG10 2QP.

Proposal: Proposed two storey side extension and single storey rear extension, with roofline of proposed two storey extension at 1.5 storeys and additional vehicle crossover. (Appeal Reference no: APP/J1535/D/21/3275300 – Min no PL1.1 – 29/3/21)

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

50.3 Notice of Withdrawn Application

50.3.1 Town and Country Planning Act 1990: Notification of Planning Application: EPF/1536/21 - 9 Colebrook Gardens, Loughton, IG10 2HS. Proposal: Change of use of existing outbuilding from office use to ancillary to main dwelling – Min no PL26.1

The Committee NOTED the information received from Epping Forest District Council, that the applicant had withdrawn this application.

PL51 Planning Applications

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

51.1 Application No: EPF/1832/21

Officer: Kie Farrell

Applicant Name: Mr & Mrs Wedderburn

Planning File No: 031268

Location: 83 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front extension, first floor side extension, part two storey & part single storey rear extension, new loft to create two bedrooms, entrance gates, piers & walls & an external swimming pool.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site, completely changing the character of the property. It was overbearing by reason of its mass and height resulting in a detrimental effect. The separation would be lost, removing the open aspect of this part of the street scene.

The proposed terrace would cause overlooking of the neighbour's garden affecting their privacy. For this reason, members considered that this aspect of the proposal should be removed.

Members also considered the railings and entrance gates inappropriate for this part of the street, where neighbouring properties maintained an open aspect.

The Committee requested that the District Council's tree officer should also investigate the trees to the rear of the property along with the impressive tree in the front garden which would all be affected by this application.

Furthermore, the addition of 2 further bedrooms was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

The Committee AGREED to deal with the next two applications together as they were for the same site.

Application No: EPF/1842/21

Officer: Muhammad Rahman

Applicant Name: Vedat Yigit

Planning File No: 012359

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Advertisement consent for externally illuminated fascia sign.

The Committee OBJECTED to this application stating that insufficient information had been provided on the plans submitted for this proposal.

The drawings only gave a description of the signage, without any measurements, in particular how far the 3D sign would protrude from the building itself.

The drawings provided were ambiguous as to where the sign would sit on the façade of the building, whether it would be situated where the existing signage was or whether it was intended to place it on the cornice above. Members also expressed concern at the lack of information regarding the proposed security shutters.

Application No: EPF/2013/21

Officer: Muhammad Rahman

Applicant Name: Vedat Yigit

Planning File No: 012359

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: New shopfront

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Replacing the wooden frame with an aluminium frame was not in keeping or sympathetic to the street scene. The proposal changed the entire character of this historical landmark building on this part of the High Road.

The Committee also drew the attention of the Planning Officer to the wooden framed character windows in the upper part of the building which had been replaced with metal framed windows without planning consent. Members requested that the Planning Committee Clerk submit a report to the Enforcement Officer regarding this infringement.

Application No: EPF/1917/21

Officer: Marie-Claire Tovey

Applicant Name: MBNL (EE UK LTD and H3G LTD)

Planning File No: 005276

Location: Epping Forest College, Block B, Borders Lane, Loughton, IG10 3SA

Proposal: Installation of assorted steelwork to support 6no antenna apertures & 3no 600mm dishes; installation of 8no cabinets; ancillary development thereto.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and drew the Planning Officer's attention to the point that applications for planning permission to erect something on top of a building that does not yet exist were not valid.

Applications can only be made under section 96A of the Act (non-material alterations) or section 73 (minor material alterations) of the Act. The erection of this large unsightly apparatus was neither non-material nor was it minor.

Members considered the apparatus was prominent and would be detrimental to the visual amenity of the area. Suggesting this should have been thought through when the original development was planned with any telecom apparatus being integrated into the fabric of the building.

Application No: EPF/1944/21

Officer: Robin Hellier

Applicant Name: Mr Richard Dallas
Planning File No: 008194
Location: 2 Little Dragons, Loughton, IG10 4DG
Proposal: TPO/CHI/04/70 (Ref: A1)
T1: Sycamore - Specific removal of Limb A. Reduction of Limb B, as specified.
Crown reduction of up to 2m over conservatory, 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/1953/21
Officer: Robin Hellier
Applicant Name: Mrs Ginney
Planning File No: 001496
Location: Loughton Baptist Church, 92 High Road, Loughton, IG10 4QU
Proposal: TPO/EPF/07/79 (Ref: T15)
T2: Ash - Crown reduce 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.

Members NOTED that the description of this proposal did not match the application, which referred to works to trees T1 and T2 and to fell tree T3.

If however, the application did only relate to works to T2, members would be willing to withdraw their objection, if the District Council's arboricultural officers deem this application acceptable.

Application No: EPF/2090/21
Officer: Muhammad Rahman
Applicant Name: Higgins Partnerships 1961 PLC
Planning File No: 000695
Location: 1 Langston Road, Loughton, IG10 3SD
Proposal: Application to determine if Prior Approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). (Revision to EPF/1408/21).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- **The provision of adequate natural light in all habitable rooms of the dwellinghouses**

The second phase of the original planning consent, EPF/333/03, is extant and the second commercial building can be erected at any time. This second phase would be attached to the eastern flank of this building and would therefore block the windows of those flats. Some of the bedrooms would be windowless with no natural light.

- **Transport and Highways**

The proposed 36 vehicle spaces for 57 flats were insufficient and would result in pressures for parking on Langston Road (which was an extremely busy and congested road following the opening of the shopping centre) and the wider area. In addition no provision had been made for visitors or tradespeople.

- **Flooding risks**

The flood risk assessment report provided, states that “*The site is at moderate risk of flooding from surface water, and moderate risk of flooding from groundwater.*” Members believe that following the recent heavy rainfall and flash flooding endured across the district, which is predicted to become the norm, that the infrastructure is at capacity and would be unable to cope with the further intensification resulting from this proposal (this would be even further exacerbated by the adjacent proposed 100 bed hotel, referred to in this report).

- **Noise from commercial premises on the intended occupiers of the development.**

The Committee commented that most of the surrounding ground area was not part of this application and would remain in ancillary office/commercial use. The ground floor flats, in particular the bedrooms, would likely be affected by the comings and goings of the commercial users. This would be amplified if the second phase of the original planning consent (EPF/333/03) was implemented. Furthermore, as this was an allocated Employment Site in the local plan, allowing these residential properties would limit any future employment opportunities within close proximity.

It was also noted that the drawings showed elevations but no existing and proposed elevations, making it impossible to tell if any external alterations were being made. Members requested an informative be added confirming that any external alterations would require separate planning permission; and suggested the applicant removed the advert from the top of the building as part of any external alteration package.

The original planning permission contained many condition precedents which had to be discharged prior to the commencement of works on site. No evidence of this could be found on the council website. If they have not been discharged this would mean the existing building was unlawful. Likewise, no evidence of discharging the travel plan arrangements set out in the section 106 agreement could be found. The council’s planning officers were requested to carefully scrutinise the terms of the original consent before determining this application as prior approval for a change of use cannot be granted for an unlawful building.

Finally, whilst the impact on the SAC cannot be considered for these types of applications, the Committee believed officers should report to members about serving an article 4 direction to withdraw the rights to change offices to flats without the need for planning consent on the grounds of loss of employment space and impact on the SAC. The Planning Inspector in their Local Plan Main Modifications, MM34, has requested that Policy E1 be amended as follows:

“Existing Employment Sites (Designated and Undesignated)

- A. *The Council will seek to retain and enhance existing employment sites and premises for their existing uses for B Use Class or Sui generis uses of an employment character.*
- B. *Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises for B Use Class or Sui generis uses of an employment character will be encouraged.*
- C. *Complementary and supporting uses may be considered acceptable where they will not individually, or cumulatively with other non-B Use Class uses, result in a material change to the site's employment character and function.*
- D. *Proposals that do not conform with A-C above will not be permitted unless it can be demonstrated through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing authorised employment use or alternative B Use Class or Sui generis uses of an employment character."*

Members requested that in light of the emerging Local Plan and the level of work required in order to implement the scheme, that a senior member of the policy team reviews this very important application in the area. Also, if the local planning authority is minded to approve this application, that the list of conditions attached to the previous application EPF/1408/21 should be mirrored here too.

51.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1870/21

Officer: David Maguire

Applicant Name: Mrs Samantha King

Planning File No: 031263

Location: 22 Shaftesbury, Loughton, IG10 1HN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with dormer to the rear and roof lights to the front roof slope.

Application No: EPF/1883/21

Officer: Kie Farrell

Applicant Name: Ms Victoria Biffa

Planning File No: 010734

Location: 12 The Crescent, Loughton, IG10 4PY

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/1895/21

Officer: Muhammad Rahman

Applicant Name: Mrs Emma Stuchfield

Planning File No: 023090

Location: 52 Lower Park Road, Loughton, IG10 4NA

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/1896/21

Officer: Alastair Prince

Applicant Name: Mr V Blagoev

Planning File No: 013480

Location: 50 Bushfields, Loughton, IG10 3JP

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip to gable, rear dormer and roof lights.

Application No: EPF/1943/21

Officer: Brendan Meade

Applicant Name: Mr John Connolly

Planning File No: 018300

Location: 18 The Greens Close, Loughton, IG10 1QE

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

51.3 Others – provided for information only: EPF/1861/21, EPF/1862/21, EPF/2012/21, EPF/2055/21, and EPF/2070/21

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

PL52 Decisions

The Planning Decisions for July 2021 were NOTED.

PL53 Licensing Applications

No licensing applications had come to the attention of officers.

PL54 Enforcement and Compliance

54.1 No reports had been received.

Signed:

Date: 6 September 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 September 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Also in

attendance:

S Murray

Officers: Debra Paris (Planning Committee Clerk)

13 Members of the public.

PL55 Apologies for Absence

No apologies for absence were received for this meeting.

PL56 Declarations of Interest

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/1816/21, 58 Traps Hill, as he was a close neighbour to this property.

The Committee declared a non-pecuniary interest in planning applications : EPF/1586/21 – Highgrove Close; EPF/1817/21 – 30 Algiers Road; EPF/1851/21 – 37 Hanson Drive; EPF/2024/21 – Valley Hill, Valley Close; EPF/2196/21 & EPF/2028/21 – The Gardeners Arms, 103 York Hill and EPF/2197/21 - The Gardeners Arms, 103 York Hill; EPF/2039/21 - 23 Newnham Close and EPF/2123/21 – The Chestnuts, Ollards Grove, owing to comments received from the LRA Plans Group.

Cllr Murray declared a non-pecuniary and non-prejudicial interest in these proceedings. He was only in attendance at this meeting in respect of planning application EPF/2024/21, Valley Hill, Valley Close. This proposal fell within his ward and he therefore had an interest, having been copied into over 20 letters of objection from residents. Cllr Murray stated that as a Member of Area Plans South at District level, he would not speak, or remain for any other items, so as not to fetter his ability to consider any Plans South matters.

PL57 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 16 August 2021 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward the following planning applications as members of the public were interested in these items.

PL58 Planning Applications

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

58.1 Application No: EPF/1586/21

Officer: Ian Ansell

Applicant Name: Mr S Tappenden

Planning File No: 002742

Location: Highgrove Close, formerly land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT

Proposal: Construction of a 4 bedroom two storey dwelling with associated parking and landscaping.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application stating it was an overdevelopment of the site which would be overbearing on the amenity of residents in neighbouring properties on both Coteford Close and Highgrove Close.

Members requested that the soft landscaping, on the site of this proposal, which was conditioned in the approved application EPF/2193/16 should be enforced.

The Committee drew the attention of the Tree and Landscaping Officer to the Arboricultural Report submitted for this application which it believed was incorrect and that the proposed development would negatively impact the willow tree in the garden of the neighbour at 3 Coteford Close.

Furthermore, the additional property was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and has not yet been approved by the Planning Inspector. In any event the proposal does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Application No: EPF/2024/21

Officer: Alastair Prince

Applicant Name: CK Hutchison Networks (UK) Ltd

Planning File No: 002778

Location: Valley Hill, Valley Close, Loughton, IG10 3BF

Proposal: Application for proposed telecommunications installation: 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets & associated ancillary works.

The Committee NOTED the contents of 18 letters of objection and one letter of support.

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

The Committee OBJECTED to this application stating this was an inappropriate site for the proposed mast which would be highly visible from the flats of Valley Lodge and other residences. The mast and cabinets would further add street clutter to this residential road causing a detrimental effect on the street scene.

Members noted that an existing mast was located only a short distance from the proposed site, at the junction of Valley Road and Roding Road, and questioned why the applicants could not mast share?

No arboricultural report had been submitted with this proposal to show whether a root survey had been undertaken, and members believed the installation would seriously impact on the adjacent street tree. The Committee drew the Planning Officer's attention to the Tree & Landscaping Officer's report, in this regard, indicating this application was contrary to policy LL10 and DM5 (Submission version of EFDC Local Plan (Dec 2017)).

Cllr Murray left the meeting.

The Committee AGREED to deal with the following applications together as they were for the same site.

Application No: EPF/2028/21

Officer: Zara Seelig

Applicant Name: Mr Joseph Weeks

Planning File No: 010401

Location: The Gardeners Arms, 103 York Hill, Loughton, IG10 7RX

Proposal: Grade II Listed Building application for proposed new fencing, including hedge removal (retrospective), provision of patio (retrospective) and proposed refurbishment of veranda around outbuilding.

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 application.

The Committee OBJECTED to this application on the grounds that the loss of hedging and replacement with two metre close boarded fencing was detrimental to the setting of the late 17th Century listed building and this part of the York Hill Conservation Area.

Members believed it should be removed and the hedging replaced, or a more appropriate boundary treatment agreed, particularly due to the close proximity of the Forest, and in order to protect its wildlife and habitats. It was brought to Members' attention that bats had been nesting in the removed hedging.

The veranda should be replaced like for like; replacing the original brick piers for oak timber piers was harmful to the special interest of the listed building, and this part of the York Hill Conservation Area.

The height of the proposed replacement veranda was excessive and would result in a negative visual impact and a loss of privacy to the residents of neighbouring properties in York Hill and Pump Hill. It would also lead to noise pollution for residents of neighbouring properties.

The Committee believed that the creation of the patio for use as a beer garden and veranda should also require a change of use application, which was not mentioned in this proposal. Members understood that a noise abatement notice had been issued and enforcement action imposed to prevent this use.

Members noted a picket fence had been erected to the front but did not form part of any of the applications submitted. This had been put up in breach of the Article 4 direction for York Hill. The Committee requested that the council's planning enforcement team investigate this issue too.

Finally, the Committee noted that the position of the planning notices in respect of these planning applications, EPF/2028/21, EPF/2196/21 and EPF/2197/21 were not well presented and expressed concern as to why the proposals had not been submitted under one application.

Application No: EPF/2196/21

Officer: Zara Seelig

Applicant Name: Mr Joseph Weeks

Planning File No: 010401

Location: The Gardeners Arms, 103 York Hill, Loughton, IG10 7RX

Proposal: Application for proposed new fencing, including hedge removal (retrospective), provision of patio (retrospective) and proposed refurbishment of veranda around outbuilding.

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 application.

The Committee OBJECTED to this application on the grounds that the loss of hedging and replacement with two metre close boarded fencing was detrimental to the setting of the late 17th Century listed building and this part of the York Hill Conservation Area.

Members believed it should be removed and the hedging replaced, or a more appropriate boundary treatment agreed, particularly due to the close proximity of the Forest, and in order to protect its wildlife and habitats. It was brought to Members' attention that bats had been nesting in the removed hedging.

The veranda should be replaced like for like; replacing the original brick piers for oak timber piers was harmful to the special interest of the listed building, and this part of the York Hill Conservation Area.

The height of the proposed replacement veranda was excessive and would result in a negative visual impact and a loss of privacy to the residents of neighbouring properties in York Hill and Pump Hill. It would also lead to noise pollution for residents of neighbouring properties.

The Committee believed that the creation of the patio for use as a beer garden and veranda should also require a change of use application, which was not mentioned in this proposal. Members understood that a noise abatement notice had been issued and enforcement action imposed to prevent this use.

Members noted a picket fence had been erected to the front but did not form part of any of the applications submitted. This had been put up in breach of the Article 4 direction for York Hill. The Committee requested that the council's planning enforcement team investigate this issue too.

Finally, the Committee noted that the position of the planning notices in respect of these planning applications, EPF/2028/21, EPF/2196/21 and EPF/2197/21 were not well presented and expressed concern as to why the proposals had not been submitted under one application.

Application No: EPF/2197/21

Officer: Zara Seelig

Applicant Name: Mr Joseph Weeks

Planning File No: 010401

Location: The Gardeners Arms, 103 York Hill, Loughton, IG10 7RX

Proposal: Grade II Listed Building application for DJ booth (retrospective), proposed repairs and reglazing of windows and doors to 14mm double glazed panes, repair and paint, proposed insulation of building including cladding repair and paint.

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 application.

The Committee OBJECTED to this application stating the raised DJ booth by reason of its size, shape and materials would have a detrimental impact on the planform of the room and the special interest of the listed building. The harm was substantial and there were no public benefits to offset this harm. Members requested it therefore be removed and the room restored to its original planform.

The Committee requested a condition ensuring any replacement materials matched the existing in respect of any repair works, where the council considers listed building consent was required.

Finally, the Committee noted that the position of the planning notices in respect of these planning applications, EPF/2028/21, EPF/2196/21 and EPF/2197/21 were not well presented and expressed concern as to why the proposals had not been submitted under one application.

PL59 Matters for Report

59.1 Application for a Pavement Licence: The Ginger Pig, 165A High Road, Loughton, IG10 4LF

The Committee RATIFIED the following comments, submitted under powers of delegated authority, in order to meet the required deadline, in respect of an application for the above pavement licence.

The Committee's comments were:

The Planning and Licensing Committee OBJECTED to this application on the grounds that it is already far too congested outside this shop, with customers queuing, on what is an extremely busy corner. Patron's constantly pull up in their vehicles parking on the pavement. To add tables and chairs would exacerbate an existing hazard for the safety of pedestrians passing by.

Members also commented that this establishment is a butcher's shop, not a licensed café, and it would be unfair to other licensed cafes within the High Road.

These comments are submitted under powers of delegated authority, to meet the deadline for this application.

59.2 Amended Plans

**59.2.1 EPF/1703/21 - 22 Grosvenor Drive, Loughton, IG10 2LH
Proposal: Proposed ground floor front & side extension.
Amended plans – Min no PL34.1**

The Planning Committee Clerk reported that notification of these amended plans had been received shortly after the agenda for this meeting had been distributed. Comments were required for this proposal by 14 September 2021, before the next Planning and Licensing Committee meeting on 21 September 2021.

The amended plans were inspected. Members considered nothing had changed from the previous plans and commented that the drawings remained unclear.

The Committee OBJECTED to this application, reiterating its previous comments which were:

“The Committee OBJECTED to this application on the grounds of the extra bulk, detailed design, loss of the gap with next door, and the subsequent loss of a parking space.”

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.

PL60 Planning Applications

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

60.1 Application No: EPF/1816/21

Officer: Muhammad Rahman

Applicant Name: Mr Raheshchandra Patel

Planning File No: 020155

Location: 58 Traps Hill, Loughton, IG10 1TD

Proposal: Application for a Lawful Development certificate for an existing outbuilding in rear garden.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the plans submitted were unclear. No sizes were provided on the drawings and the purpose of the building was not indicated.

Application No: EPF/1817/21

Officer: Alastair Prince

Applicant Name: Mr John Shelley

Planning File No: 021134

Location: 30 Algiers Road, Loughton, IG10 4NG

Proposal: Double storey side, single storey rear extension.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. The site formed part of a pair of unique period semi-detached dwellings that remained largely untouched.

The proposal would have a deleterious effect on the street scene, creating a terracing effect. The extent of the side extension was too dominant and

overbearing, resulting in a sense of enclosure for the neighbour and affecting their amenity.

Members were also concerned at the potential loss of access to the drains for the neighbouring properties at nos 28 and 26 Algiers Road, which could be impacted by this proposal.

If the local planning authority was minded to approve this application, members requested that the side extension should be set back to maintain symmetry with no 32 and away from the boundary to allow light to no 28. It should not protrude further than no 32.

Application No: EPF/1851/21

Officer: Muhammad Rahman

Applicant Name: Mr Todor Boiadjiev

Planning File No: 008163

Location: 37 Hanson Drive, Loughton, IG10 2EF

Proposal: Raise the existing roof ridge line and construct a loft conversion with a rear dormer and three front roof windows.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the raising of the roof was out of proportion to the neighbouring property and would be exacerbated as the road goes downhill. The dormer was too prominent and should be set much further back. It was requested that the brick on edge and tile corbel verge detail should be maintained.

Members believed this proposal, if approved, would set an unacceptable precedent.

Application No: EPF/1860/21

Officer: Kie Farrell

Applicant Name: Phillip Preston

Planning File No: 031175

Location: 42 Woodland Road, Loughton, IG10 1HJ

Proposal: Two storey rear extension and front porch extension.

The Committee OBJECTED to this application. Members commented on the poor drawings provided, in particular the poor quality and lack of detail to the existing and proposed floor plans. It was not possible to ascertain the number of extra bedrooms proposed.

Application No: EPF/1899/21

Officer: Alastair Prince

Applicant Name: Nitika Arya

Planning File No: 031281

Location: 1 Aragon Close, Loughton, IG10 3NP

Proposal: Partial garage conversion and proposed porch enclosure.

The Committee had NO OBJECTION to this application.

Application No: EPF/1982/21

Officer: Brendan Meade

Applicant Name: Mr Matt Richardson

Planning File No: 031292

Location: 9 Felstead Road, Loughton, IG10 3AZ

Proposal: Proposed small log cabin / summerhouse on temporary decking at the bottom of the garden.

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 that the proposal remain ancillary to the main dwelling.

Application No: EPF/2018/21

Officer: David Maguire

Applicant Name: Mr Paul Tyrrell

Planning File No: 005916

Location: 40 The Avenue, Loughton, IG10 4PX

Proposal: Proposed single storey rear extension & part first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2022/21

Officer: Alastair Prince

Applicant Name: Mr Peter Fairweather

Planning File No: 008852

Location: 25 Roundmead Close, Loughton, IG10 1QD

Proposal: Front porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2030/21

Officer: Muhammad Rahman

Applicant Name: Mrs Jane Musgrove

Planning File No: 003813

Location: Crown House, Media 10 Ltd, 151 High Road, Loughton, IG10 4LF

Proposal: Retrospective change of use of 3 parking bays to outside seating area.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application.

Application No: EPF/2039/21

Officer: Brendan Meade

Applicant Name: Mr Paul Cooper

Planning File No: 011934

Location: 23 Newnham Close, Loughton, IG10 4JG

Proposal: Part two storey and part single storey side extension, part two storey and part single storey rear extension, loft conversion with rear dormer, and 3 roof lights to front roof slopes. (Amended application to EPF/0734/21).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was an overdevelopment. The gable roof to the extension and the increase in size of the rear dormer added too much bulk to the dwelling, spoiling the symmetry with no 24, resulting in a detrimental effect on the street scene.

Application No: EPF/2065/21

Officer: Ian Ansell

Applicant Name: Mr David Shternzis

Planning File No: 012629

Location: The Mount, 213 High Road, Loughton, IG10 1BB

Proposal: Construction of first floor roof terrace to two flats at front of building and alterations to two windows to create 'French' doors to allow access onto roof terrace.

The Committee had NO OBJECTION to this application.

Application No: EPF/2097/21

Officer: Kie Farrell

Applicant Name: Mr Stuart Ballard

Planning File No: 030419

Location: 68 Church Hill, Loughton, IG10 1LB

Proposal: Retention of a raised patio and side screen. Erected in agreement with No.66 Church Hill to prevent overlooking into rear garden.

Members deplored the retrospective nature of this application.

The Committee reiterated its previous comments to planning application EPF/1602/21, (Min no PL26.1) which were:

The Committee had NO OBJECTION to this application based on the neighbour's agreement to this proposal.

Application No: EPF/2123/21

Officer: Marie-Claire Tovey

Applicant Name: Cyntra Property Holdings Ltd

Planning File No: 031012

Location: The Chestnuts, Ollards Grove, Loughton, IG10 4DL

Proposal: Application for Prior Approval of a proposed new dwellinghouses on detached blocks of flats.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The building was a complete composition that was never designed to hold an extra floor which would, by reason of the extra height and bulk be detrimental to the external appearance of the building and this part of Ollards Grove.

The lack of parking and subsequent impact on the area. Two additional flats meant there would be eight in total with only five spaces. The new flats were for three persons with two bedrooms. Accordingly, they would likely be occupied by couples or couples with a child, rather than by single, younger people and thus, although there were good transport facilities, there would be less justification for reducing the County Council recommended parking provision than would be the case if the flats were smaller.

The proposed development was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and has not yet been approved by the Planning Inspector. In any event the proposal does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

60.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2084/21

Officer: Alastair Prince

Applicant Name: Mr Danvir Sagoo

Planning File No: 014639

Location: 65 Audley Gardens, Loughton, IG10 2EW

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension & porch.

Application No: EPF/2087/21

Officer: David Maguire

Applicant Name: Peter Stedman

Planning File No: 023125

Location: 10 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with two front skylights.

60.3 Others – provided for information only: EPF/2094/21, EPF/2101/21, EPF/2130/21, and EPF/2340/21

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

PL61 Decisions

No Planning Decisions from Epping Forest District Council had been received.

PL62 Licensing Applications

No licensing applications had come to the attention of officers.

PL63 Enforcement and Compliance

63.1 The Planning Committee Clerk advised that notification had been received that an officer had been assigned to investigate the breach reported in respect of the replacement windows at first floor level at 179 – 181 High Road, Loughton.

Signed:

Date: 21 September 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 21 September 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

K Rainbow

J Riley

G Wiskin

W Kauffman (as substitute for Cllr Murphy)

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public.

The Committee agreed to bring forward planning application EPF/2144/21, Bank of England Printing Works, Langston Road, to the beginning of item 5, Planning Applications, as members of the public were interested in this item.

PL64 Apologies for Absence

Apologies for absence were received from Cllr Murphy. Cllr Kauffman had been nominated as her substitute for this meeting.

PL65 Declarations of Interest

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

- i. EPF/2204/21, 46 Pyrles Lane, owing to comments received from the LRA Plans Group; and
- ii. EPF/2143/21, 65 Harwater Drive, as the applicant was a member of the family of a town councillor.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2058/21, 29 and 30 The Greens Close, as he was a neighbour and would therefore not comment on this application.

PL66 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 September 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL67 Matters for Report

67.1 Notice of Appeal

67.1.1 EPF/2369/20 – Reformer Ltd, 69 Church Hill, Loughton, IG10 1QP. Proposal: Demolition of the existing dwelling and replacement with a block of 8 residential apartments alongside associated access, landscaping, amenity space, parking and other ancillary works. (Appeal ref no: APP/J1535/W/21/3270758) – Min no 1.1 - 16/11/20)

The Committee reiterated its previous comments which were:
The Committee OBJECTED to this application on the following grounds:

- *This proposal was an overdevelopment of the site. The minor changes to the height and bulk would not overcome the inspector's refusal on this ground. The proposed building remains too large and dominant on this part of Church Hill and remains out of character on this part of the street.*
- *Taking the total number of apartments down by two would not alter the lack of amenity space and neither would the green roofs.*
- *The proposal offered an unrealistic amount of parking space for the residents (potentially 30 in the 1x one-bedroom and 7x two-bedroom flats) providing only eight spaces for the eight flats and their visitors.*
- *Members also objected to the impact eight flats would have on the SAC. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.*

67.2 Local Plan Main Modifications Public Consultation

The Committee CONFIRMED the proposed response of Loughton Town Council to this Epping Forest District Council consultation.

Cllr Wiskin enquired whether members should also respond individually, as he was particularly concerned about the threat posed by the Local Plan to the Forest as a Special Area of Conservation, which had been heavily endorsed by the Inspector in these main modifications. He was advised that all residents of the district were invited to respond individually, expressing their concerns and comments to this consultation.

PL68 Planning Applications

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

68.1 Application No: EPF/2144/21

Officer: Marie-Claire Tovey

Applicant Name: Mr Philip McManus

Planning File No: 000906

Location: Bank of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: Proposed 519 msq. loading bay extension to the existing industrial facility (Revised application to EPF/2622/20)

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 commented on the poor quality of the drawings submitted for this proposal, stating they were unclear and too faint to view sufficiently.

The Committee objected to this application. The proposal, by reason of its height, would create significant detriment to the visual amenity of the locality. The over-intensification of the site and the excessive noise already

endured, during all hours at the works, would be exacerbated, resulting in an enhanced negative impact on the lives, health and wellbeing, and amenity of the residents of the neighbouring properties, particularly those living in Kingsley Road.

Application No: EPF/1748/21

Officer: Muhammad Rahman

Applicant Name: Mr P Warton and Ms C Hunter

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: Alterations and extension to existing detached house.

The Committee OBJECTED to this application.

Members commented that the description of the application did not match the proposal. It was not considered to be alterations and an extension, more a complete rebuild of the property, into a different style entirely, meaning 'White Cottage' would no longer exist.

The proposal would fail to preserve or enhance the Baldwins Hill Conservation Area, creating a detrimental effect on the street scene.

Application No: EPF/1838/21

Officer: Ian Ansell

Applicant Name: Mr D Digwa

Planning File No: 013037

Location: 16 Alderton Hill, Loughton, IG10 3JB

Proposal: Demolition of existing house and construction of detached 6 bedroom house arranged on two floors with accommodation in the basement and roof.

The Committee OBJECTED to this application, on the grounds that it was an overdevelopment of the site.

Members considered the description was a misrepresentation of the proposal, which was in fact for a four storey house. There were actually 7 bedrooms contained in the drawings not 6!

Members noted that the existing swimming pool had not been referenced in this proposal. If it was going to be infilled, this would require planning permission, as it affects the water table.

The Committee believed that the proposed increase of two further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

If the local planning authority was minded to grant this application, the Committee requested that the following conditions be imposed:

- i. That the basement policy submitted by GEO Smart be adhered to the letter to safeguard the development; and
- ii. That Permitted Development rights be removed, as the proposal had reached its maximum development of this site.

Application No: EPF/2034/21

Officer: Caroline Brown

Applicant Name: Mrs Clair Stockings

Planning File No: 006709

Location: 12 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed partial demolition of existing conservatory & erection of a rear extension.

The Committee had NO OBJECTION to this application but expressed concern for overdevelopment of this property.

Application No: EPF/2047/21

Officer: Zara Seelig

Applicant Name: Mrs E Higgs

Planning File No: 031305

Location: 58 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Demolition of existing rear extension, proposed full width rear single storey extension with monopitch roof and rooflights, door & window changes to utility room on flank elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2048/21

Officer: Brendan Meade

Applicant Name: Debbie Curtis

Planning File No: 012249

Location: 20 Upper Park, Loughton, IG10 4EW

Proposal: Loft conversion with ridge raise plus front and rear dormers. (Revised application to EPF/1404/21).

The Committee OBJECTED to this application, stating it was overbearing on the street scene. The proposal was still excessive in height, which would have a detrimental effect on neighbouring properties. The proposal would set an unwelcome precedent in the locality.

Application No: EPF/2051/21

Officer: Kie Farrell

Applicant Name: Mr Chris Gossan

Planning File No: 029911

Location: 130 Hanson Drive, Loughton, IG10 2EA

Proposal: Proposed part two storey/part single storey front extension, single storey side extension & single storey rear extension.

The Committee OBJECTED to this application, on the grounds that it would change the symmetry of the street scene. The proposal extends too far beyond the building line. It would be out of keeping and have a negative impact on the visual amenity of the neighbours at no. 122 and the neighbouring flats.

Members had NO OBJECTION to the rear extension.

Application No: EPF/2058/21
Officer: Brendan Meade
Applicant Name: Mr and Mr D and G Carins and Mallory -
Planning File No: 021374
Location: 29 and 30, The Greens Close, Loughton, IG10 1QE
Proposal: No 29 - Extension of garage with first floor extension over.
No 30 - Extension of garage and conversion to habitable room with first floor extension over.

The Committee had NO OBJECTION to this application. However, members expressed concern for the loss of symmetry and the effect to the street scene of a perfect period example offered by this pair of semi-detached houses.

Application No: EPF/2143/21
Officer: Muhammad Rahman
Applicant Name: Mrs Amy Beale
Planning File No: 003219
Location: 65 Harwater Drive, Loughton, IG10 1LP
Proposal: Proposed house adaption to suit wheelchair disabled use with replacement garage and internal lift to upper ground floor and small side dormer to loft (Revised scheme to EPF/1989/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/2152/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Sugiarto
Planning File No: 012542
Location: 32 Tycehurst Hill, Loughton, IG10 1BU
Proposal: Part two storey and part single storey rear extension. First floor front extension and raising of side roof to match main ridge.

The Committee OBJECTED to this application, stating it was an overdevelopment of the property. The proposal would be overbearing on the neighbour. The window at the rear was out of keeping and would result in light pollution creating a detrimental effect on the wildlife and its habitat.

The Committee believed that the proposed increase of two further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/2154/21
Officer: Kie Farrell
Applicant Name: Mr Momchil Hristov
Planning File No: 022711
Location: 9 Colebrook Gardens, Loughton, IG10 2HS
Proposal: Application for a Lawful Development certificate for existing use of an outbuilding.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application a condition be imposed that the outbuilding remain ancillary to the main dwelling and be used in association with the main house, to prevent its use as a separate property. The Committee commented that no 'use' for this outbuilding had been stated in the application.

Application No: EPF/2167/21
Officer: Alastair Prince
Applicant Name: Ms Charis Giles
Planning File No: 031302
Location: 87 Staples Road, Loughton, IG10 1HR
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2183/21
Officer: Muhammad Rahman
Applicant Name: Mr Ian Harris
Planning File No: 015013
Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ
Proposal: Detached garage with guest bedroom and ensuite over to use as an annexe in association with the existing detached house (Revised application to EPF/1485/20)

The Committee OBJECTED to this application on the grounds of the negative impact it would have on the street scene, due to the proposed removal of the hedge.

The Committee would be willing to withdraw its objection, if the applicant agreed to replace the hedge with suitable native planting to maintain the green boundary/screen at this site.

The Committee AGREED to suspend standing order 3ff until 10pm.

Application No: EPF/2193/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs Lennon
Planning File No: 010624
Location: 82 Algiers Road, Loughton, IG10 4ND
Proposal: Single storey side extension at 1st floor level.

The Committee OBJECTED to this application caused by the loss of symmetry, and a closing-in of the properties, resulting in a negative impact on the street scene.

Members stated that the description for this proposal was incorrect. It was a 'two storey side extension' and should be described as such.

Application No: EPF/2201/21
Officer: Robin Hellier
Applicant Name: Neddy
Planning File No: 013392
Location: 6 Wellfields, Loughton, IG10 1NX

Proposal: TPO/EPF/14/83 (Ref: T5)

T1: Blue Cedar - Crown reduce spreading branches, 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.

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/2204/21

Officer: Brendan Meade

Applicant Name: Mr. Nizzam Uddin

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Application for a change of use from A1 to A5 (Indian Takeaway) or Sui Generis (new user classes) (Revised application to EPF/0517/21)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed ventilation system would not protect the amenity of the residents living in the properties above this site.

Members also drew the Planning Officer's attention to the Environment Enforcement Officer's request for a noise assessment report, before a decision could be made on this proposal.

The Committee stated it would withdraw its objection, if the applicant agreed to install vertical venting, finishing above the flats, rather than the proposed horizontal venting.

If the local planning authority was minded to approve this application, the Committee requested that the following conditions be imposed:

- i. The premises shall close at 10pm (and not 11pm as indicated on the application form). In order to protect the amenity of local residents from late night noise and disturbance.
- ii. The kitchen extractor system shall be painted black and permanently maintained in that colour. A reflective steel trunking would harm the visual amenity of residents looking onto the structure and in order to reduce its visual impact.

Application No: EPF/2341/21

Officer: Robin Hellier

Applicant Name: Mr Michael Young

Planning File No: 007998

Location: 13 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T23 & T29)

T1: Ash - Remove decaying stem, as specified. Crown reduce by up to 1m, as specified.

T2: Birch - Crown reduce height by up to 1m & 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.

68.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2216/21

Officer: David Maguire

Applicant Name: Mark Cross

Planning File No: 007424

Location: 67 Pyrles Lane, Loughton, IG10 2NL

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/2231/21

Officer: Caroline Brown

Applicant Name: Kavi Buhorah

Planning File No: 031308

Location: 45 Colson Road, Loughton, IG10 3RL

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip to gable extension, rear facing dormer & front roof windows.

Application No: EPF/2236/21

Officer: Alastair Prince

Applicant Name: Mr Balbir Doal

Planning File No: 013386

Location: 53 Sparelease Hill, Loughton, IG10 1BS

Proposal: Application for a Lawful Development certificate for a proposed construction of a single storey outbuilding to rear of curtilage for use as summerhouse & shed.

68.3 Others – provided for information only.

There were no applications listed under 'Others'.

PL69 Decisions

Decisions for August 2021 were NOTED by the Committee.

Cllr Wiskin reported that the Planning Officer's report in respect of planning application, 'EPF/1842/21 – 179-181 High Road Loughton IG10 4LF, proposal: Advertisement consent for externally illuminated fascia sign', incorrectly stated that Loughton Town Council had submitted "comments – insufficient information" against this application. Whereas, the Committee had submitted an OBJECTION to this application (Min no PL51.1).

Members commented that they were concerned there was no clarity regarding this application, as to the positioning of this proposal and other details relating to the signage.

The Planning Committee Clerk was requested to draw this matter to the attention of the Planning Department at Epping Forest District Council.

PL70 Licensing Applications

No licensing applications had come to the attention of officers.

PL71 Enforcement and Compliance

71.1 Enforcement Report

The Planning Committee Clerk reported that the following notification had been received in respect of the breach reported at The Gardeners Arms (Min no PL58.1) and a response from the residents that had initiated these issues would follow in due course:

“With regard to the complaint concerning the above.

- 1. The white picket fence to the front of the property was investigated last year. It is considered that the fence is in keeping and therefore no further action was or is contemplated regarding its retention.*
- 2. The main area has been in use as a seating area for over 7 years and part of it for over 13 years. The paving of the area is visible on Google Maps in 2008.”*

The Committee NOTED the above report.

Signed:

Date: 4 October 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 October 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
G Wiskin
B Cohen (as substitute for Cllr Riley)
W Kauffman (as substitute for Cllr Downing – from min no 73)

Officers: Debra Paris (Planning Committee Clerk)

7 Members of the public.

Cllr Davies (Vice Chairman of the Planning Committee) announced that she would be chairing this evening's meeting in the absence of Cllr Downing (Chairman of the Planning Committee).

PL72 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Riley, Cllrs Kauffman and Cohen had been nominated as their respective substitutes for this meeting.

Cllr Kauffman arrived during the following item.

PL73 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications : EPF/2093/21 - 191 High Road; EPF/2095/21 - 7 High Silver; EPF/2137/21 - 14 Ashfields; EPF/2259/21 - Mulberry, Woodberry Hill; EPF/2262/21 - 4 Lucton Mews; EPF/2350/21 - 1 Grasmere Close; EPF/2213/21 - 11 Barncroft Road; EPF/2032/21 - 3 Shelley Grove; EPF/2088/21 - 43 Meadow Road; EPF/2171/21 - 26 Stanmore Way; EPF/2176/21 - 31 Carroll Hill; EPF/2277/21 - 32 Stanmore Way; and EPF/2322/21 - 216 High Road; owing to comments received from the LRA Plans Group.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/2095/21, 7 High Silver, as he was acquainted with the applicant, and therefore would not comment on this application.

PL74 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 September 2021 were CONFIRMED as a correct record and signed by the Chairman.

The Committee agreed to bring forward planning applications EPF/1954/21 - 20 Clays Lane; EPF/2088/21 – 43 Meadow Road; EPF/2095/21 – 7 High Silver; and EPF/2137/21 – 14 Ashfields, before agenda item 4, Matters for Report, as members of the public were interested in these items.

PL75 Planning Applications

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

75.1 Application No: EPF/1954/21

Officer: Zara Seelig

Applicant Name: Mr Bobby Nagpal

Planning File No: 002367

Location: 20 Clays Lane, Loughton, IG10 2RZ

Proposal: Single storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Extension of existing lower ground floor level void to provide associated cycle storage & general storage space.

A representative of the applicant addressed the meeting.

The Committee had NO OBJECTION to this application. However, members expressed concern for light pollution, caused by a proposed complete wall of glazing, and the effect that would have on insects and wildlife, being so close to the Forest.

The Chairman conveyed the importance Loughton Town Council's Planning Committee placed on protecting the environs of Loughton, in particular the Forest, a Special Area of Conservation, and its habitat.

Application No: EPF/2088/21

Officer: Marie-Claire Tovey

Applicant Name: Smith

Planning File No: 020449

Location: 43 Meadow Road, Loughton, IG10 4HY

Proposal: The application proposes: - the demolition of the existing conservatory and the erection of a 2-storey extension - change of use from C3 to Sui Generis HMO.

The Committee NOTED the contents of 37 letters of objection.

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

The Committee NOTED the speaker's statement that he and other residents had not received their notifications from the local planning authority regarding this application until today.

The Committee OBJECTED to this application, in particular, the overbearing nature of this proposal and the negative impact it would have on the neighbours in Meadow Road.

Members supported the objections raised by neighbouring residents and of the Loughton Residents Association Plans Group.

The character of Meadow Road is of a family housing area.

The proposed change to eight micro flats would result in an unacceptable intensification of the use of the building, that would seriously harm the character of Meadow Road. The loss of family housing would be detrimental to the character of the area.

The two storey extension would create an unacceptable loss of light and increase a sense of enclosure to the occupiers of 41 Meadow Road. The applicant's 45 degree assessment was incorrect and had no standing for planning purposes. They should refer to the BRE Guidance "Site Layout

planning for daylight and sunlight: a guide to good practice” and carry out the assessment correctly.

The Committee disagreed with the applicant’s Highway Statement. In particular, the claim that car ownership would be minimal. Loughton residents own cars and living in an HMO would not change that. A House of Multiple Occupancy would attract far more visitors than a single dwelling. Parking on Meadow Road was already a problem, which would be significantly exacerbated by this proposal. With regards the parking restrictions (which cover a relatively small area) the tenants would simply park their cars outside the parking zone and walk to the HMO. Parking restrictions were not 24 hour nor seven days a week.

The extra cars and vehicle movement would result in more car pollution and a subsequent impact on the air quality to the SAC. Any development that leads to more traffic in the SAC would be unacceptable. The bedsits would result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event would not prevent additional cars associated with new HMOs from polluting the SAC before the CAZ was brought into operation.

The HMO was still very poorly designed offering substandard accommodation, deficient in a reasonable standard of amenity. Some of the toilets still sit above bedrooms. The communal area was far too small and the occupier of bedroom 3 would be constantly disturbed by other tenants using the garden and patio area, particularly in the summer when windows are open to cool the room. Bedroom 3 could only be accessed via the combined living area. The occupiers of bedroom 1 and 2 at ground floor level would suffer regular disturbance from tenants accessing the HMO particularly late in the evening.

The bin store was situated outside the bedroom window to unit No1 to the detriment of the occupier’s amenity. Members questioned whether the refuse storage area at the front was adequate for such an intensified use.

Overall the intensification of this use would result in excessive noise and disturbance to the occupiers of the development and adjoining residents. It remains a poorly thought through application representing an overdevelopment of a property that was never designed or built for this type of use.

The proposal would be detrimental to the residents of the building and those who live in Meadow Road.

Application No: EPF/2095/21

Officer: Muhammad Rahman

Applicant Name: Mr A Mann

Planning File No: 004327

Location: 7 High Silver, Loughton, IG10 4ELs

Proposal: Proposed partial demolition & adding railing to the front boundary wall.

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, stating it destroyed the open aspect of this cul-de-sac. Members questioned the validity of the plans in respect to ownership of the land, which appeared to incorporate the council-owned grass verge.

Members considered the council should proceed to take appropriate enforcement action to secure the demolition of this boundary wall, which had a detrimental effect on the streetscape.

Application No: EPF/2137/21

Officer: David Maguire

Applicant Name: Mr Michael Prince

Planning File No: 031311

Location: 14 Ashfields, Loughton, IG10 1SB

Proposal: Internal alterations with new roof lights & rear Juliet balconies; rear single storey & side upper storey extensions plus modifications to existing front yard/ dropped kerb area.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application, on the grounds that it was an overdevelopment by reason of its height, bulk and length of the rear extension and subsequent loss of garden, which would be detrimental to the townscape and character to this part of Ashfields.

Members were concerned that the flat roof of the ground floor extension could be used as a terrace, which together with the large glazing and balconies would be intrusive on the amenity of the neighbours at 12a Ashfields and Baldwin's Hill.

PL76 Matters for Report

76.1 Notices of Appeal

76.1.1 EPF/1191/21 – 25 Felstead Road, Loughton, IG10 3BB.

Proposal: First floor rear extension. (Appeal ref no: APP/J1535/D/21/3278363 – Min no PL7.1)

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

76.1.2 EPF/0633/21 – 9 Shelley Grove, Loughton, IG10 1BY.

Proposal: Proposed two storey front extension, first floor 'infill' rear extension. Replacement of roof with full hipped roof and additional dormer window to rear. Replacement windows, front porch canopy and external re-rendering to main dwelling. (Amended application to EPF/2013/20.) (Appeal ref no: APP/J1535/D/21/3277264 – Min no 1.1 – 12.4.21)

The Planning Committee Clerk reported that the incorrect address '25 Felstead Road' had been recorded on the agenda for this

application. The correct address should be 9 Shelley Grove, IG10 1BY.

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

76.1.3 EPF/0241/21 – 3 Spareleaze Hill, Loughton, IG10 1BS. Proposal: Proposed first floor side extension. (Appeal ref no: APP/J1535/D/21/3277265 – Min no 1.1 – 12.4.21)

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

76.1.4 EPF/0615/21 – 83 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion. (Revised application to EPF/2363/20.) (Appeal ref no: APP/J1535/D/21/3279164 – Min no 1.1 – 12.4.21)

The Planning Committee Clerk reported that Epping Forest District Council had provided incorrect notification on this appeal. The appeal was in fact proceeding under the Householder Appeals Service, meaning there was no opportunity to submit further comments, and was provided for information only.

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

76.2 Amended Planning Application

76.2.1 EPF/2033/21 – 17 Stony Path, Loughton, IG10 1SJ – Proposal: Extension to the roof and addition of small front, side and rear dormer. (Re-submitted application to EPF/2989/20.)

The Planning Committee Clerk advised that the Planning Officer at Epping Forest District Council had requested the Committee's comments on this application, which had been omitted from an earlier Weekly List of the Local Planning Authority, and comments were required before the next LTC Planning Committee Meeting.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing, creating a negative impact on the street scene. The additional Velux windows to the main front dormer bedroom would be out of keeping with other dwellings in Stony Path.

The proposed new third storey left side dormer would cause overlooking, creating a loss of privacy for the neighbours at no. 19.

76.3 Planning Applications: EPF/2196/21 and EPF/2197/21 - The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX

Members were asked to consider attendance at the Area Plans South sub-committee meeting at Epping Forest District to determine these planning applications.

Cllr Davies confirmed that she would attend the District Council's meeting to support the objections submitted by Loughton Town Council's Planning Committee in respect of these applications.

PL77 Planning Applications

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

77.1 Application No: EPF/2032/21

Officer: Muhammad Rahman

Applicant Name: Ms Nimmo

Planning File No: 031338

Location: 3 Shelley Grove, Loughton, IG10 1BY

Proposal: Proposed conversion of existing dwelling into 2 self-contained flats (1x GF flat and 1x FF flat), proposed side extension to replace garage, and proposed widening of crossover.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing and out of keeping with the area. Shelley Grove consisted of family housing, to allow them to be converted into flats would set an unwelcome precedent, causing significant harm to the character of the area.

Removing the front garden in its entirety to create 4 parking spaces was deemed excessive and would harm the visual amenity of the street scene. It was important to maintain and protect the green space to prevent water run-off onto the street and potential surface water flooding.

Members considered the journey information report provided to be nonsense. The extra dwelling (and parking spaces) would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC was unacceptable. It would also result in more pressure for the overstressed recreational services and subsequent damage 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 was brought into operation.

Application No: EPF/2060/21

Officer: David Maguire

Applicant Name: Jo Cox

Planning File No: 016318

Location: 27 Hanson Drive, Loughton, IG10 2ED

Proposal: Proposed ground floor front infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2093/21

Officer: Brendan Meade

Applicant Name: Caroline Dent

Planning File No: 009611

Location: 191 High Road, Loughton, IG10 4LN

Proposal: Change of use from Class E to Sui Generis to convert from a bank to a cinema/workspace use.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, subject to the following issues being addressed:

- A requirement for a large space/entrance vestibule behind the door, particularly for wheelchair users which would also avoid a dead display area as currently shown on the plans.
- Members expressed concern that no information had been provided regarding air conditioning for the venue.

The Committee requested, that if the local planning authority was minded to approve this application, that conditions be imposed to ensure the use operated as proposed and (very importantly) that the use was soundproofed to ensure any noise was not audible inside adjacent premises, particularly Lopping Hall.

The council needs to ensure any performances at Lopping Hall were not affected by a film in terms of noise and vibration during the evening.

Members also expressed concerns for the operating hours and that the venue would not be used as a late-night drinking club.

Application No: EPF/2112/21

Officer: Brendan Meade

Applicant Name: Mr Onder Gorgulu

Planning File No: 031334

Location: 9 Southernhay, Loughton, IG10 4EN

Proposal: Proposed two storey side extension with loft conversion and rear extension.

The Committee OBJECTED to this application, on the grounds that the proposed two storey side extension up to the boundary was an overdevelopment and would create a terracing effect. Members expressed concern as to how the flank wall could be maintained if it was built up to the boundary.

The proposal would have an overbearing impact on the neighbours, and the Juliet balcony would cause overlooking.

The Committee believed that the proposed increase of three further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage 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 was brought into operation.

Application No: EPF/2146/21

Officer: Zara Seelig

Applicant Name: Mr Rodriguez Pereira

Planning File No: 013818

Location: 7 Hilltop Close, Loughton, IG10 1PY

Proposal: Proposed construction of a ground floor side extension, including the removal of existing garage

The Committee had NO OBJECTION to this application.

Application No: EPF/2153/21
Officer: David Maguire
Applicant Name: Mr Neil Hawkins
Planning File No: 031317
Location: 17 Parkmead, Loughton, IG10 3JW
Proposal: Construct single storey side extension to accommodate a wheelchair accessible bedroom & bathroom.

The Committee had NO OBJECTION to this application but expressed concern for the street scene caused by the proposed flat roof to this extension.

Application No: EPF/2156/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Nadeem & Sanam Siddique
Planning File No: 017406
Location: 65 A Alderton Hill, Loughton, IG10 3JD
Proposal: Small dormer set back from the existing flat roofed rear dormer to provide a new bathroom.

The Committee had NO OBJECTION to this application.

Application No: EPF/2168/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs Ivan & Irena Levyskyy & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: First floor side extension. (Revised application to EPF/1577/21)

The Committee had NO OBJECTION to this application.

Application No: EPF/2171/21
Officer: Brendan Meade
Applicant Name: Mr Jonathan Fineberg
Planning File No: 005747
Location: 26 Stanmore Way, Loughton, IG10 2SA
Proposal: Erection of 5ft metal sliding gates and brick piers to existing site boundary.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it spoilt the open aspect of the road. The installation of these large security railings was changing the character of the area.

The proposed design did not take into account the sloping pavement and would not work. The existing brick pier was approximately 1m tall and the brick wall/pier decreases uphill. There was no finesse to the design, and members believed the 1.5m railing would not really provide security.

Application No: EPF/2175/21
Officer: Alastair Prince
Applicant Name: MR DOREN GABRIEL
Planning File No: 031322
Location: 2 Boleyn Close, Loughton, IG10 3NL
Proposal: Garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2176/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs M Razaq
Planning File No: 026289
Location: 31 Carroll Hill, Loughton, IG10 1NL
Proposal: Two storey front and rear extensions and loft conversion (Revised application to EPF/1591/21).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was an overdevelopment of the site which would create visual detriment to this part of Carroll Hill. The new windows would cause overlooking to the adjoining neighbours and the choice of UPVC was out of keeping.

The Committee believed that the proposed increase of two further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage 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 was brought into operation.

Application No: EPF/2213/21
Officer: Sukhvinder Dhadwar
Applicant Name: Anna Gilkes
Planning File No: 031321
Location: 11 Barncroft Road, Loughton, IG10 3EY
Proposal: Proposed hip to gable roof extension to create a habitable space.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. The property was a maisonette in a semi-block which formed a matching pair with the neighbouring property. The proposal was an overdevelopment and would result in overlooking of the houses to the rear of the property.

Application No: EPF/2259/21
Officer: Marie-Claire Tovey
Applicant Name: Mrs Hayley Gulston
Planning File No: 006409
Location: Mulberry, Woodbury Hill, Loughton, IG10 1JB
Proposal: Demolition of existing dwelling house, standalone stable block, hardstanding tennis court, and replacement with new dwelling.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application.

This property is within the York Hill Conservation Area. Members noted that the Conservation Area appraisal cites the use of traditional materials such as brick & weatherboarding, plain clay tiles, pantile & slate, timber window frames, fences & hedges. It goes on to say "The use of traditional materials such as brick, render, timber weatherboarding, plain clay tiles and natural slate will be encouraged in the construction of new buildings or

extensions to existing buildings in the conservation area. Modern materials such as concrete, uPVC and aluminium will be discouraged as these will generally be out of character”.

The existing building is by Geoffrey Bateman who designed several buildings in Loughton and is typical of its time. The existing house is a good example of that period of architecture, adding interest to this part of the York Hill Conservation Area. The applicant’s statement that the existing dwelling has a "neutral impact" on the conservation area is therefore disputed. Members deemed it had a positive, if modest, impact and forms part of the history and charm of York Hill. The loss of this building would therefore amount to substantial harm under para 201 of the NPPF and for that reason alone permission should be refused.

The proposed replacement building is very modern and wholly out of character with the York Hill Conservation Area. The excessive use of glazing at the rear of the property would also cause light pollution, resulting in a detrimental effect on the wildlife of the neighbouring forest and its habitat.

The Committee considered the loss of the existing building would cause demonstrable harm to the Conservation Area, and the proposed replacement would provide no public benefits as required under the National Planning Policy Framework.

Application No: EPF/2262/21

Officer: Brendan Meade

Applicant Name: Mr Dave Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Pitch roof to consented rear extension (under EPF/0960/21)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, considering the first floor extension represented an overdevelopment of this small plot, which would be out of character with the terrace; and would create an overbearing impact on 3 Lucton Mews.

Members believed that the approved proposal (under EPF/0960/21) represented a sufficient improvement to this property, without the need for further development.

Application No: EPF/2277/21

Officer: Alastair Prince

Applicant Name: Mr Gautam Chhabra

Planning File No: 003372

Location: 32 Stanmore Way, Loughton, IG10 2SA

Proposal: Front, rear and side extensions and internal remodelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would create a significantly larger building, that would be out of scale with neighbouring properties and the houses opposite, creating a detrimental effect to this part of Stanmore Way.

The loss of the street tree would be significant as its large in comparison to others in this road. The proposed boundary treatment, i.e. the railings, gates and piers would be out of keeping with the generally open aspect of Stanmore Way and create a negative impact on the street scene.

Members expressed concern for light pollution, caused by the excessive use of glazing in this proposal, and the detrimental effect that would have on insects, birds and wildlife, being in close proximity to the nearby Forest.

Application No: EPF/2280/21
Officer: Muhammad Rahman
Applicant Name: Debbie Campbell
Planning File No: 024744
Location: 73 Meadow Road, Loughton, IG10 4HY
Proposal: Single storey rear infill and first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2289/21
Officer: Robin Hellier
Applicant Name: Alice Savage
Planning File No: 017281
Location: 2 Catherine Close, Loughton, IG10 3NJ
Proposal: TPO/EPF/30/89 (Ref: T27)
T1: Oak - 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.

Application No: EPF/2291/21
Officer: David Maguire
Applicant Name: Mr Steven Hill
Planning File No: 031189
Location: 22 Ollards Grove, Loughton, IG10 4DW
Proposal: Two storey side extension, single storey rear extension.

The Committee had NO OBJECTION to this application, subject to a condition that building materials and windows match existing.

The Committee AGREED to suspend standing order 3ff for fifteen minutes.

Application No: EPF/2322/21
Officer: Brendan Meade
Applicant Name: Singh
Planning File No: 002441
Location: 216 High Road, Loughton, IG10 1ET
Proposal: Fascia above club entrance. Projecting sign on LHS of entrance. Non-illuminated Fascia on the back of the building in the car park to help direct members to club.

The Committee OBJECTED to this application on the grounds that the non-illuminated flex faced sign with acrylic letters bonded directly to the elevation sign to the rear was unacceptable in principle. The rear parking area is overlooked by a group of houses on Clifton Road that have merit. The signage would be detrimental to the visual amenity of the residents and visitors to this street.

Members had NO OBJECTION to the front fascia signage.

The Committee expressed disappointment that the District Council's property team had not found a more appropriate use for this retail outlet in the middle of the High Street, and requested this concern be brought to their attention.

Application No: EPF/2350/21

Officer: Caroline Brown

Applicant Name: Mr Sukhbir Birak

Planning File No: 031325

Location: 1 Grasmere Close, Loughton, IG10 1SL

Proposal: Conversion of existing garage into a habitable space with erection of first floor side extension with pitched roof.

The Committee NOTED the contents of 2 letters of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, building right up to the boundary of 10 St Johns Road and effectively turning this into a terrace. The extension was considered far too large; appearing to double the bulk of the house when viewed from the street where it needs to remain subservient to the main dwelling house. This huge addition, by reason of its bulk and height would be harmful to the townscape and amenity of this attractive road.

The extension would be too close to the side window at No 10 St Johns Road, which is the sole source of light and openness to a small office and would materially impact on the sense of enclosure to this room, effectively boxing in the occupant.

Whilst the proposal was considered to be acceptable at ground floor level, the extension requires to be greatly reduced at first floor level, to preserve the gap with No 10 St Johns Road. The proposal should be half the proposed length. It also projects too far out when viewed against the buildings on St Johns Road and needs to be stepped back – not projecting forward any further at first floor level than No 10.

Members believed this scheme which has two front entrances, would pave the way for the conversion of this property into two dwellings, and requested that the local planning authority add an informative to the planning decision letter reminding the applicant this building was very close to the Epping Forest SAC and that any new dwellings are unacceptable because of the impact on it.

Overall, the proposals were contrary to policy DBE10 of the Epping Forest Combined Plan because they are harmful to the street scene, dominate the existing building and separation to the neighbour.

Application No: EPF/2400/21

Officer: Robin Hellier

Applicant Name: Saziye Yazer
Planning File No: 024517
Location: 66 Lawton Road, Loughton, IG10 2AA
Proposal: TPO/EPF/07/17
T1: Horse Chestnut - 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.

77.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2251/21
Officer: Zara Seelig
Applicant Name: Ms Claire Farquhar
Planning File No: 031330
Location: 92 Newmans Lane, Loughton, IG10 1TN
Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension & a proposed garden room.

Application No: EPF/2362/21
Officer: David Maguire
Applicant Name: Antonis Kotsonis
Planning File No: 031188
Location: 3 Hanson Drive, Loughton, IG10 2ED
Proposal: Certificate of lawful development for a proposed installation of a single air conditioning unit and associated works.

Application No: EPF/2389/21
Officer: David Maguire
Applicant Name: Ms Gursharan Rai
Planning File No: 008988
Location: 124 The Lindens, Loughton, IG10 3HU
Proposal: Certificate of lawful development for a proposed garage conversion.

77.3 Others – provided for information only: EPF/2299/21, EPF/2347/21, EPF/2348/21, EPF/2392/21, EPF/2392/21, EPF/2484/21. EPF/2489/21 and EPF/2557/21

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

PL78 Decisions

No Planning Decisions had been received from Epping Forest District Council.

PL79 Licensing Applications

No licensing applications had come to the attention of officers.

PL80 Enforcement and Compliance

No reports had been received.

Signed:
Date: 18 October 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 18 October 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

W Kauffman (as substitute for Cllr Downing)

Officers: Debra Paris (Planning Committee Clerk)

The meeting was preceded by a minute's silence in memory of Sir David Amess MP, following his tragic death on 15 October 2021.

PL81 Apologies for Absence

Apologies for absence were received from Cllr Downing. Cllr Kauffman had been nominated as his substitute for this meeting, with Cllr Davies taking the Chair.

PL82 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2217/21 – 67 Pyrles Lane; EPF/2279/21 – 91 Tycehurst Hill; EPF/2374/21 – 20 Goldings Rise; EPF/2388/21 – Forest Lodge, 1 Fairmeadside; EPF/2416/21 – 119 Queens Road; EPF/2447/21 – 1 Trevelyan Gardens; and EPF/2450/21 – 27 Roundmead Avenue, owing to comments received from the LRA Plans Group.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2447/21 – 1 Trevelyan Gardens, as he knew the applicant. He would therefore not comment on this proposal.

PL83 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 October 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL84 Matters for Report

84.1 Amended Plans

84.1.1 EPF/2144/21 - Bank of England Printing Works, Langston Road, Loughton, IG10 3TN Proposal: Proposed 519 msq. loading bay extension to the existing industrial facility (Revised application to EPF/2622/20). Additional plans received to show current proposal against existing permission – Min no PL68.1

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that before commencement of the development a schedule of noise attenuation be submitted and approved by the local planning

authority, in order to address the objections of the residents in Kingsley Road and to protect their amenity.

84.2 Notices of Appeal

84.2.1 EPF/2831/20 – 84 Goldings Road, Loughton, IG10 2QN.
Proposal: Proposed single storey rear extension with a raised terrace. (Appeal ref no: APP/J1535/D/21/3278832 – Min no 1.1 – 12.4.21)

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

84.2.2 EPF/1657/21 – 27 Roundmead Avenue, Loughton, IG10 1QA.
Proposal: Two storey side extension, single storey rear extension & loft conversion including Juliet balcony. (Appeal ref no: APP/J1535/D/21/3282177 – Min no PL34.1)

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

84.3 Planning Procedures

The Committee considered the response received from the Local Planning Authority to a concern it had raised in respect of a previous planning application.

Members believed the response was inadequate, questioning why they were invited to submit comments on planning applications that did not provide sufficient clarity regarding the intended proposal.

The Committee suggested that either a meeting be arranged between the Town Clerk and Chairman of the Planning & Licensing Committee with members of the management team from the Local Planning Authority (LPA) to resolve this issue; or members of the management team from the LPA attend a future Planning and Licensing Committee meeting to advise on this matter and also explain the peer checking of Planning Officers to ensure due diligence is undertaken.

PL85 Planning Applications

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

85.1 Application No: EPF/2217/21

Officer: David Maguire

Applicant Name: Mark Cross

Planning File No: 007424

Location: 67 Pyrles Lane, Loughton, IG10 2NL

Proposal: Proposed garage conversion and front extension to create a front porch.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2279/21

Officer: Brendan Meade

Applicant Name: Mr Antony Shine

Planning File No: 010657

Location: 91 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Garage extension to front and single storey rear extension.

The Committee NOTED the contents of a letter of objection.

Members NOTED that the proposed plans for the rear extension were incomplete. The application form stated “garage extension to front of house” whereas the drawings showed a large rear extension.

The Committee OBJECTED to this application stating that the rear extension by reason of its bulk and amount of glazing was inappropriate on this part of Tycehurst Hill; the committee was also concerned about light pollution that would result from the large expanse of glass and its negative impact on wildlife and insects. The garage coming forward would also result in a long blank oppressive wall running along the boundary to No 93 Tycehurst Hill.

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

Application No: EPF/2333/21

Officer: Zara Seelig

Applicant Name: Mr. Kazim Aslan

Planning File No: 018910

Location: 47-49 The Broadway, Loughton, IG10 3SP

Proposal: New shopfront and ATM.

The Committee had NO OBJECTION to this application.

Application No: EPF/2361/21

Officer: David Maguire

Applicant Name: Mr and Mrs C. Schaller

Planning File No: 008974

Location: Castlerea, 15 Champions, Loughton, IG10 2SG

Proposal: Front porch extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2374/21

Officer: David Maguire

Applicant Name: Mr Gokcek

Planning File No: 031346

Location: 20 Goldings Rise, Loughton, IG10 2QP

Proposal: Proposed remodelling of existing facade using existing levels and roof remodelling to adapt proposed hip to gable style roof extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the rear roof extension was too bulky, making it appear too large and clumsy. It needs to be subservient to the main building and read as a proper dormer. As such it should to be reduced in size. The poor example at No 21 should not be used to justify another one in this location.

Members expressed concern that this overbearing proposal would have on the neighbours; and with the site being so close to the forest, for the negative impact the extensive glazing at the rear of the property would have on insects and animals caused by light pollution.

Application No: EPF/2388/21

Officer: Brendan Meade

Applicant Name: SIRGHI

Planning File No: 015079

Location: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

Proposal: Part single and part two storey rear extension and conversion of garage to habitable room. (Revised application to EPF/1564/21)

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

However members requested that should the local planning authority be minded to approve this application the following conditions be imposed:

- i. Prior to commencement all unlawful ground works be removed; and
- ii. the boundary treatment be reinstated, as previous (a thick green screen), with planting of native species. This would help mitigate the effects on the forest from light pollution that the wall of glazing at the rear of the property would cause.

Application No: EPF/2390/21

Officer: Brendan Meade

Applicant Name: Mr Simon Grainger

Planning File No: 004237

Location: 11 Roundmead Avenue, Loughton, IG10 1QA

Proposal: Proposed ground floor rear, side and front extension. First floor extension and loft conversion.

The Committee had NO OBJECTION to this application but expressed concern for the loss of street scene caused by the closing in and resulting loss of the existing view of the sky and greenery to the rear of the property.

Application No: EPF/2416/21

Officer: Zara Seelig

Applicant Name: Mr Pieter Hoeksma

Planning File No: 031347

Location: 119 Queens Road, Loughton, IG10 1RR

Proposal: New single storey rear extension incorporating level changes.

The Committee NOTED the contents of a letter of objection.

Members believed this building was an undesignated heritage asset, just outside the York Hill Conservation Area. It was very characteristic of its time c1895 and, being situated on a corner, was in a very prominent position.

The Committee OBJECTED to this application on the grounds that the extension, by reason of its modern design, materials and the way it would sit uncomfortably at an angle to the host building, would represent an inappropriate addition to this dwelling to the detriment of the setting of the house and the surrounding area. The proposal would create a negative impact for the neighbour at No 117. Also being in such close proximity to the forest, the large amount of glass and light pollution would result in an additional negative impact on wildlife and insects.

Application No: EPF/2447/21

Officer: Caroline Brown

Applicant Name: Chigwell Real Estate Ltd

Planning File No: 031351

Location: 1 Trevelyan Gardens, 1 Goldings Hill, Loughton, IG10 2FB

Proposal: Front extension at ground and first floor.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, too large for the plot, with a lack of parking.

Members noted the plans did not show any of the existing trees adjacent to the house and there were two contradicting location plans. They drew the attention of the Planning Officer to the Tree & Landscaping Officer's holding objection, and stated that any further loss of trees in this location was unacceptable

Application No: EPF/2450/21

Officer: Zara Seelig

Applicant Name: Mr Ed Delaney

Planning File No: 016946

Location: 27 Roundmead Avenue, Loughton, IG10 1QA

Proposal: Two storey side extension, single storey rear extension and loft conversion including Juliet balcony (Revised application to EPF/1657/21).
The Committee NOTED the contents of a letter of objection.

Members considered the changes made in the revised application, compared with the earlier proposal, were very minor and did not address the Committee's previous objections.

The Committee OBJECTED to this application, reiterating its previous comments, which were:

The extension was an overdevelopment of the site, significantly reducing the size of the garden. The height and bulk would appear incongruous on the roofline, causing a negative impact on the street scene.

Members considered the proposed Juliet balcony would cause overlooking of the neighbours, and the design of the loft conversion was out of keeping.

Application No: EPF/2467/21

Officer: Muhammad Rahman

Applicant Name: Mr Ismet Asili

Planning File No: 011617

Location: 240 The Broadway, Loughton, IG10 3TF

Proposal: Demolition of a single storey rear timber construction conservatory & erection of a single storey rear extension & front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2520/21

Officer: Alastair Prince

Applicant Name: Mr Dean Jarvis

Planning File No: 022722

Location: 16 The Avenue, Loughton, IG10 4PT

Proposal: Proposed extension of existing garage.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/2649/21
Officer: Muhammad Rahman
Applicant Name: Ms T Brough
Planning File No: 015867
Location: 8 Stanmore Way, Loughton, IG10 2SA
Proposal: Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.

The committee had no objection to this application in principle and in accordance with the indicative drawings that were submitted, which added a single floor.

85.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2375/21
Officer: Brendan Meade
Applicant Name: Mr VOLODYMYR BORYSIK
Planning File No: 024566
Location: 82 Goldingham Avenue, Loughton, IG10 2JE
Proposal: Certificate of lawful development for proposed outbuilding underneath existing raised patio deck.

Application No: EPF/2405/21
Officer: Zara Seelig
Applicant Name: MR & MSS Ivan & Irena Levytskyy & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

Application No: EPF/2439/21
Officer: Muhammad Rahman
Applicant Name: Mr Ioan Misca
Planning File No: 030257
Location: 44 Barrington Green, Loughton, IG10 2BA
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & installation of x3 no.rooflight windows at front.

Application No: EPF/2464/21
Officer: Muhammad Rahman
Applicant Name: Mr Michael Lopez
Planning File No: 011996
Location: Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN
Proposal: Application for a Lawful Development certificate for a proposed construction of a new dormer to the South facing roof slope to an existing loft room.

85.3 Others – provided for information only: EPF/2424/21

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

PL86 Decisions

No Planning Decisions had been received from Epping Forest District Council.

PL87 Licensing Applications

87.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 191 High Road, Loughton, IG10 4LN.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the residents living in the flats above neighbouring properties. Members believed the proposed licensing and operating hours were too long (starting too early in the morning and ending too late at night) for this proposed type of establishment, namely a cinema during the evening and office space during the day.

Members considered acceptable licensing hours would be: Sunday – Saturday from 11am until 9.30pm, the time stated that films would end in the Design & Access Statement contained in the planning application EPF/2093/21 for the change of use of the premises. To which Committee Members had expressed concern that the premises should not be used as a private drinking club.

PL88 Enforcement and Compliance

No reports had been received.

Signed:
Date: 1 November 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 November 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

C Davies

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

PL89 Apologies for Absence

No apologies for absence were received for this meeting.

PL90 Declarations of Interest

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

- i. EPF/2148/21 – The Foresters Arms, 15 Baldwins Hill; EPF/2440/21 – 44 Barrington Green; EPF/2448/21 – 26 Hillyfields; EPF/2468/21 – 77 Barrington Green; EPF/2628/21 – Twoony Mead; EPF/2655/21 – 42 Church Hill; and EPF/2662/21 – Warren Hill Lodge, Manor Road, owing to comments received from the LRA Plans Group; and
- ii. EPF/2531/21 – Hazel Cottage, 67 Smarts Lane, as the objector was known to them.

PL91 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 October 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL92 Matters for Report

92.1 Amended Plans

92.1.1 EPF/2137/21 - 14 Ashfields, Loughton, IG10 1SB Proposal: Internal alterations with new roof lights; rear single storey and side upper storey extensions plus modifications to existing front yard / dropped kerb area – Min no PL75.1

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, considering the amended plans to be only minor cosmetic alterations, which did not address its previous main objection.

The proposal remained an overdevelopment by reason of its height, bulk and length of the rear extension and subsequent loss of garden, causing a detrimental effect on the townscape and character of this part of Ashfields.

Members remained concerned that the flat roof of the ground floor extension could be used as a terrace, causing loss of amenity to the neighbours at 12a Ashfields and in Baldwins Hill.

The Committee expressed further concern for the substantial increase in surface rainwater run-off and the building over the drain caused by this proposal.

92.2 Town and Country Planning Act 1990: Notification of Planning Application

**92.2.1 EPF/0618/21 - 27 Broadstrood, Loughton, IG10 2SB.
Proposal: Proposed annexe for a disabled person – Min no 1.1 (26/4/21)**

The Committee NOTED the information received from Epping Forest District Council that the applicant has now withdrawn this application.

92.3 Planning Procedures

The Planning Committee Clerk advised members that the Town Clerk was currently liaising with the Planning Applications Manager at Epping Forest District Council, regarding this issue. Members would be updated regarding a proposed meeting.

PL93 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment Number 15) Order 202*

The Committee had NO OBJECTION to this proposal. However, members expressed concern that parking in the red route areas would be chargeable in some car parks, which was contrary to the spirit of free access for all to the Forest, questioning whether this breached the Epping Forest Act. Members requested that free parking spaces be made available in those car parks.

The Committee also supported the case for adequate car parking provision to be made at the Church of the Holy Innocents, High Beach, for those visiting/using the church.

PL94 Public Health Act 1925 Street Naming and Numbering: New Development x139 residential flats and new street to be created at Epping Forest College, Borders Lane, Loughton. Planning application reference EPF/2905/19.

The Committee had NO OBJECTION to either of the proposed names from the developers for the new street at the above development, namely Academy Way or Faculty Way.

PL95 Planning Applications

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

95.1 Application No: EPF/2148/21

Officer: Kie Farrell

Applicant Name: Lucy Malchar

Planning File No: 003130

Location: Foresters Arms, 15 Baldwins Hill, Loughton, IG10 1SF

Proposal: Retrospective consent for terrace with wall and piers to front of premises.

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 built wall projects beyond the boundary line onto the public highway. Baldwins Hill is a well-used road by cars and pedestrians, particularly during

weekends, and members were concerned not enough pavement was left for pedestrians to safely pass the pub. They asked that the council requests the terrace therefore be pushed back for safety reasons.

The wall also reduces the sightlines around the entrance to Stony Path and could be a hazard associated with traffic coming round the curve further up.

The Committee believes that the change of use from car parking spaces to a seating area has, along with removing parking provision, also caused an intensification of use which has resulted in noise pollution causing a detrimental effect to the amenity of residents living in neighbouring properties.

Baldwins Hill is a conservation area and therefore the existing wall built using non-matching bricks had a detrimental effect on the street scene; members requested that the wall be rebuilt using appropriate materials to preserve the character of the conservation area.

Application No: EPF/2382/21

Officer: David Maguire

Applicant Name: Antonis Kotsonis

Planning File No: 031188

Location: 3 Hanson Drive, Loughton, IG10 2ED

Proposal : Proposed porch extension, ground floor rear extension, facade alterations and creation of driveway. (Revised application to EPF/1301/21)

The Committee OBJECTED to this application, considering the removal of the chimney and creation of the drive would have a detrimental effect on the street scene. The Committee was concerned that the proposed drive would set an unwelcome precedent for the rest of the street.

The Committee was pleased to see the proposal for the air conditioning unit had been removed from this revised application.

Members had NO OBJECTION to the proposed rear extension or porch.

Application No: EPF/2440/21

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Erection of a single storey rear extension & front porch.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application stating that building into the shared passage was unacceptable. The full width of this joint access should be retained. The rear extension was wider than the main house and too deep. It should be subservient and reduced in width to match the neighbouring extension.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed that materials should match the existing.

Application No: EPF/2442/21

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Erection of a shed to be used as a gymnasium & store.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, stating it would be an overdevelopment of the site. The proposed outbuilding was far too large in relation to the existing property and garden size and would greatly reduce the already limited garden amenity space.

If the local planning authority was minded to approve this application, members requested a condition be imposed that the outbuilding remain ancillary to the main dwelling.

Application No: EPF/2448/21

Officer: Zara Seelig

Applicant Name: Mr Harm Rehal

Planning File No: 024902

Location: 26 Hillyfields, Loughton, IG10 2JS

Proposal: Single storey rear infill along with a garage conversion & first floor side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal would close the gap with no. 28, blocking the view between the properties to the rear thereby causing a negative impact on the street scene and creating a terracing effect. Members felt the design was poor and out of character with the area. However, they had no objection to the single storey rear infill.

Application No: EPF/2460/21

Officer: Marie-Claire Tovey

Applicant Name: Mr Eawart Ross

Planning File No: 025175

Location: Rye house, 1A Eleven Acre Rise, Loughton, IG101AN

Proposal: Proposed erection of a front fence & gate (under 7 metres tall).

The Planning Committee Clerk informed members that following consultation with the Planning Applications Manager at Epping Forest District Council, regarding the very poor quality of drawings submitted for this application, he had instructed better plans and information for this proposal be requested by the case officer and for this proposal to be reconsulted on.

The Committee would await the improved drawings to consider this application.

Application No: EPF/2468/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr David Cockram

Planning File No: 020420

Location: 77 Barrington Road, Loughton, IG10 2AX

Proposal: Conversion of previously approved extension (EPF/1665/04) into a one-bedroom dwelling, with associated garden and parking. (Resubmission of refused application EPF/1037/21).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was garden grabbing. It was an overdevelopment and provided a lack of amenity space. There was no front curtilage for the proposed further dwelling and no space to accommodate the extra refuse receptacles for that property.

The proposal would be overbearing, resulting in a negative impact on the amenity of neighbouring properties and set an unwelcome precedent.

Barrington Road is a very narrow road with no room for existing parking, a situation that would be exacerbated by this proposal. Any additional pressure for parking on Barrington Road, including extra visitors, was unacceptable.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwelling would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/2485/21

Officer: Kie Farrell

Applicant Name: Mr & Mrs Falaise

Planning File No: 031230

Location: 9 Kingsley Road, Loughton, IG10 3TU

Proposal: Proposed construction of a ground floor front extension & replacement of entrance porch (ref: EPF/1593/21).

The Committee had NO OBJECTION to this application. However, in light of the intensification of this building, members requested that should the local planning authority be minded to approve this application a condition for soft landscaping be requested to improve the street scene.

Application No: EPF/2495/21

Officer: David Maguire

Applicant Name: Mr Claassen Glyntree

Planning File No: 031355

Location: 2 Harvey Gardens, Loughton, IG10 2AD

Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2508/21

Officer: David Maguire

Applicant Name: Mr Terry Donoghue

Planning File No: 000820

Location: 76 Spring Grove, Loughton, IG10 4QE

Proposal: Proposed demolition of an existing conservatory & erection of a new single storey rear extension & raised patio area.

The Committee had NO OBJECTION to this application.

Application No: EPF/2531/21

Officer: Caroline Brown

Applicant Name: Mr & Mrs Elliott

Planning File No: 031363

Location: Hazel Cottage, 67 Smarts Lane, Loughton, IG10 4BU

Proposal: Proposed removal of existing kitchen outrigger, a full width ground floor extension and first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the first floor rear extension of this proposal stating it would result in a negative impact on the amenity of the neighbours at no.69 caused by a loss of daylight / sunlight and outlook.

However, members had no objection to the proposed ground floor extension.

Application No: EPF/2533/21

Officer: David Maguire

Applicant Name: Mr & Mrs Ingle

Planning File No: 002644

Location: 14 Alderton Rise, Loughton, IG10 3HL

Proposal: Proposed first floor side extension to detached property above existing garage, ground floor partial conversion of existing garage and studio.

The Committee OBJECTED to this application on the grounds that the proposal was out of keeping with the street scene, causing a loss of symmetry to an entire row of houses. The proposal would set an unwelcome precedent.

Application No: EPF/2552/21

Officer: Kie Farrell

Applicant Name: Ms Reda Ramanauskiene

Planning File No: 000506

Location: 1 Stonards Hill, Loughton, IG10 3EH

Proposal: Proposed single storey rear extension on the ground floor with flat roof & roof lantern / single storey side & rear extension on the first floor/ internal alterations (Ref: EPF/1733/21).

The Committee OBJECTED to this application stating the proposed rear extension was too large, extending beyond the building line of the neighbours. The proposal to remove the chimney should not be allowed as it was a shared chimney.

Further, the two additional bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. 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.

Application No: EPF/2570/21

Officer: Zara Seelig

Applicant Name: Mr and Mrs C Mobbs

Planning File No: 016151

Location: 83 Forest Road, Loughton, IG10 1EF

Proposal: Demotion of existing rear extension & conservatory. Proposed single storey rear extension with a roof lantern, roof extension with rear dormer window to facilitate a loft room. two storey front extension, conversion of undersized existing garage into habitable accommodation.

The Committee OBJECTED to this application stating it was an overdevelopment of the site which would impact the street scene. The two storey front extension would lead to the loss of a parking space by encroaching on the existing drive. Forest Road already has a major parking problem, which would be further exacerbated by this proposal.

The proposed loft conversion would result in a loss of character causing a negative impact on this period property.

Application No: EPF/2628/21

Officer: Zara Seelig

Applicant Name: Mr & Miss Alex and Emily Petrou & Preston

Planning File No: 020441

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Demolish existing house & replace with a new 6 bedroom detached house with outbuilding to the rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle crossovers).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposed design was unacceptable and out of keeping with the area, by virtue of its height, bulk, site coverage and detail (amount of glazing and sheer storey at third floor). Although there were a variety of building styles along this stretch of road, there was nothing remotely like this completely inappropriate proposal.

The proposal doubles the size of the house with six bedrooms and four parking spaces which would impact on the SAC, resulting in more car pollution and a subsequent impact on the air quality to the SAC. It would also result in more pressure for the overstressed recreational services and subsequent damage 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.

Application No: EPF/2655/21

Officer: Kie Farrell

Applicant Name: Mr and Mrs Favell

Planning File No: 014432

Location: 42 Church Hill, Loughton, IG10 1LA

Proposal: Demolition of existing single storey lean-to & erection of a single storey side & rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the full width extension by reason of its length and size was almost as big as the main building resulting in the loss of the original plan form and to the detriment of the setting of the building and the area.

Application No: EPF/2657/21
Officer: David Maguire
Applicant Name: Mr Thomas Legge
Planning File No: 031364
Location: 23 Roundmead Avenue, Loughton, IG10 1QA
Proposal: Single storey side and rear extension forming a new WC and enlarged kitchen/living area.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed that materials, including the roof tiles, should match the existing.

Application No: EPF/2662/21
Officer: Muhammad Rahman
Applicant Name: Carine Morgan
Planning File No: 001605
Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP
Proposal: Proposed car port and plant room.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that these additional outbuildings would have a detrimental impact on the openness of the green belt.

Members believed one of the main considerations in granting planning permission for the new dwelling in 2019 was the reduction in overall footprint. The local planning authority would most likely not have granted planning consent in 2019 had these additions been included in the original proposal.

The Committee expressed disappointment that the applicant continues to persist with applications for the additional extension.

Application No: EPF/2664/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Dean Citroen
Planning File No: 010137
Location: 5 Albion Hill, Loughton, IG10 4RA
Proposal: Single storey side extension & new roof with front dormer to garage.

The Committee had NO OBJECTION to this application.

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

The Committee AGREED to suspend standing order 3ff for fifteen minutes.

Application No: EPF/2666/21
Officer: Alastair Prince
Applicant Name: Mr. & Mrs. Patel
Planning File No: 013846
Location: 9 Summerfield Road, Loughton, IG10 4JF

Proposal: Single storey rear extension with upper ground floor rear terrace enlargement & redesign of existing rear elevation.

The Committee OBJECTED to this application stating it was an overdevelopment by reason of its form and bulk. The rear terrace would create a negative impact on the amenity of neighbours at no.11 caused by overlooking.

95.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2292/21

Officer: Zara Seelig

Applicant Name: Mr Samuel Mann

Planning File No: 031216

Location: 131 Forest Road, Loughton, IG10 1EF

Proposal: Application for a Lawful Development certificate for a proposed rear/rear addition dormer windows and front roof lights in connection with a loft conversion.

Application No: EPF/2553/21

Officer: David Maguire

Applicant Name: Mrs Sobia Amin

Planning File No: 031332

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with a rear dormer.

Application No: EPF/2680/21

Officer: Alastair Prince

Applicant Name: Mr Danvir Sagoo

Planning File No: 014639

Location: 65 Audley Gardens, Loughton, IG10 2EW

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension & porch.

Application No: EPF/2684/21

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Thomas

Planning File No: 031358

Location: 65 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormers & one roof window to side roof slope.

95.3 Others – provided for information only: EPF/2465/21 and EPF/2578/21

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

PL96 Decisions

96.1 Decisions by Epping Forest District Council

The Committee NOTED the Decisions for September 2021.

PL97 Licensing Applications

No licensing applications had come to the attention of officers.

PL98 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 November 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 November 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

C Davies
J Riley

P Abraham
G Wiskin

S Murphy

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the Public

Before the commencement of the meeting the Chairman advised the applicant and his agent who had attended in respect of Planning Application EPF/2069/21, that the plans submitted were incomplete, failing to provide proper dimensions. This would not allow the Committee to carefully consider the proposal. He advised that complete plans should be submitted to enable the application to be considered and the Committee to hear the agent's comments.

The members of public left the meeting.

PL99 Apologies for Absence

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

PL100 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2069/21 – The Mount, 213 High Road; EPF/2353/21 – 43A Upper Park; and EPF/2674/21 – 77 The Drive, owing to comments received from the LRA Plans Group.

PL101 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 1 November 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL102 Matters for Report

102.1 Amended Plans

102.1.1 EPF/2350/21 - 1 Grasmere Close, Loughton, IG10 1SL.

Proposal: Conversion of existing garage into a habitable space with erection of first floor side extension with pitched roof – Min no PL77.1

The Committee OBJECTED to this application, stating although the proposal for the side extension had been stepped back, which was an improvement, the application was still too bulky and an over-development of the plot. The extension would close the site in, losing the green aspect to the rear to the detriment of the neighbours. It would set a precedent in Grasmere Close which currently had a uniform layout.

Members also noted that the amended proposal included additional rear dormer and side flank windows, not detailed within the description, which would cause overlooking of the neighbours.

102.2 Notices of Appeal

102.2.1 EPF//1265/21 - 88 Smarts Lane, Loughton, IG10 4BS.

Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/ side and rear dormers. Amendment to EPF/1022/19 - Rear first floor terrace with glass balustrade. (Appeal ref no: APP/J1535/D/21/3283327 – Min no PL4)

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

102.2.2 EPF/1155/21 – 22 Stony Path, Loughton, IG10 1SJ. Proposal: Retrospective consent for replacement roof over garage area. (Appeal ref no: APP/J1535/W/21/3281711 – Min no 17.1)

The Committee reiterated its previous comments which were: *The Committee OBJECTED to this application. However, if the local planning authority was minded to approve this proposal, members requested that a condition be imposed that the garage area remain in use as a garage and not be allowed to become a habitable space.*

102.3 Planning Applications held in abeyance – EFSAC

The Committee AGREED that a request would be made to the local planning authority for any applications held in abeyance, in respect of protecting the Epping Forest Special Area of Conservation from harm, be referred back to the Town Council Planning Committee for reconsideration before being determined by the Area Planning Sub-Committee South.

Members stated they would however continue to object to new planning applications that they believed would result in a negative impact on the SAC, as the proposed mitigation offered by the Local Planning Authority had yet to be implemented or accepted by the Planning Inspector to defray from such harm.

102.4 Invitation to a panel meeting on 7 December 2021 to determine the licensing application for 191 High Road, IG10 4LN

The Planning Committee Clerk advised members that an Invitation to a panel meeting, to be held on 7 December 2021, to determine the licensing application for the above premises had been received.

Members advised that the Committee had no further comments to add to its original submission regarding this application, and no member was available for this meeting.

PL103 Planning Applications

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

103.1 Application No: EPF/2069/21

Officer: Ian Ansell

Applicant Name: Mr David Shternzis

Planning File No: 012629

Location: The Mount, 213 High Road, Loughton, IG10 1BB

Proposal: Erection of roof extension to create one, two-bed apartment at third floor level, and construction of secure cycle store to rear at ground floor level.

The Committee NOTED the contents of a letter of objection.

Members noted that the plans submitted for this application did not provide any existing elevations or height dimensions for the proposed roof extension. Therefore the Committee decided there would be no benefit in hearing the submission of the planning agent until full plans were made available for its consideration.

The Committee OBJECTED to this application stating the bulk and height would result in a negative impact on the street scene.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwelling would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

The proposal offered no additional parking provision and there was no guarantee that residents would not have a car and would instead rely on public transport.

Members requested that if the local planning authority was minded to approve this application, that a request be made by the LPA for residents to be prohibited from any parking schemes operated by NEPP (North Essex Parking Partnership). A precedent set under planning application EPF/2706/17 for the Royal Oak development.

Application No: EPF/2232/21

Officer: Marie-Claire Tovey

Applicant Name: Mr Luke Mackaill

Planning File No: 018155

Location: 9 Lower Park Road, Loughton, IG10 4NB

Proposal: Enclosure of basement stairs to extend parking area.

The Committee had NO OBJECTION to this application.

Application No: EPF/2353/21

Officer: Kie Farrell

Applicant Name: Mr David Pace

Planning File No: 017352

Location: 43A Upper Park, Loughton, IG10 4EQ

Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would have a detrimental effect on the street scene. The proposal, by reason of the materials, the large fenestration to the front, the sheer walls and rendering would be out of character with this part of the street and townscape, setting an unwelcome precedent.

The sheer flank wall would also affect the amenity of the neighbours at no. 43 Upper Park Road.

Members expressed concern for light pollution, caused by the excessive use of glazing in the front and rear elevations of this proposal, and the detrimental effect that would have on insects, birds and wildlife.

Application No: EPF/2632/21

Officer: Alastair Prince

Applicant Name: Dane Gill

Planning File No: 012891

Location: 10 The Greens Close, Loughton, IG10 1QE

Proposal: Demolition of existing conservatory, 4m single storey rear extension.

The Committee had NO OBJECTION to this application but expressed concern for loss of amenity to the neighbours at no. 8, stating this was not just a replacement conservatory, it was a much larger extension, building right up to the boundary.

Application No: EPF/2674/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Tom & Eylem Betchley

Planning File No: 003663

Location: 77 The Drive, Loughton, IG10 1HL

Proposal: Single storey rear/side extension, single storey front/side extension, part 1st floor rear/side extension & rear dormer extension to existing rear dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed further bedroom over the rear extension, by reason of the increased height, would have a negative impact on the matching pair of rear additions with no. 75.

No existing or proposed front or side elevation drawings had been provided. Members noted the loft plan did not match the rear elevations.

The new entrance should be set back from the front façade to ensure it remained subservient to the main dwelling.

The Committee remarked that this was yet another application for which incomplete / invalid drawings had been submitted. Members requested that the Planning Department reviewed its validation procedures and standards, to prevent any errors in the planning process.

Application No: EPF/2683/21

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Thomas

Planning File No: 031358

Location: 65 High Beech Road, Loughton, IG10 4BN

Proposal: Single storey rear/side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2685/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Richard Merle
Planning File No: 017874
Location: 18 Spring Grove, Loughton, IG10 4QB
Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application. However, members commented on the poor quality of drawings submitted for this proposal.

Application No: EPF/2714/21
Officer: Zara Seelig
Applicant Name: Mr Thomas Willan
Planning File No: 031372
Location: 6 Pump Hill, Loughton, IG10 1RT
Proposal: New dormer extension to the existing roof. New two-storey side & rear extension on the ground & lower ground floor. New front lightwell courtyard.

The Committee OBJECTED to this application on the grounds that the proposed two storey side extension was out of keeping with the street scene.

Members had no objection to the rear extension.

The Committee would be willing to waive its objection to the side extension if it were redesigned to maintain the integrity of this pair of period semis.

The design needed to be stepped in and stepped back from the boundary to reduce the terracing effect. Following the side wall boundary, as proposed, made the side wall visible and was incongruous with the street scene. It should be at a right angle to the street. Materials should also match existing to remain in keeping and preserve the character of the street scene.

Application No: EPF/2744/21
Officer: Kie Farrell
Applicant Name: Phillip Preston
Planning File No: 031175
Location: 42 Woodland Road, Loughton, IG10 1HJ
Proposal: Part front extension and internal changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/2748/21
Officer: Marie-Claire Tovey
Applicant Name: Stuart Passmore
Planning File No: 013212
Location: 9 Tycehurst Hill, Loughton, IG10 1BX
Proposal: Front porch with pitched roof and steps.

The Committee OBJECTED to this application stating it was out of character with the street scene. The proposed pitched roof and steps projected too far in front of the building line.

Members commented the excessive glazing would result in light pollution creating a negative impact on insects, birds and wildlife.

Application No: EPF/2777/21

Officer: Kie Farrell

Applicant Name: Mr & Mrs Wedderburn

Planning File No: 031268

Location: 83 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front extension, two storey & single-storey extension. First-floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool. (Ref: EPF/1832/21).

The Committee OBJECTED to this application stating it was an overdevelopment which would result in a negative impact on the street scene.

The Committee would be willing to waive its objection if the roof was lower and the proposal maintained the open aspect of this part of Tycehurst Hill, by removing the railings, wall and gates.

Members commented on the deceptive nature of the plans, which failed to show the wall and gates in the proposed street scene. However, the hipped roof was an improvement on the previous application EPF/1832/21.

103.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2715/21

Officer: Alastair Prince

Applicant Name: Mr Richard Lupton

Planning File No: 018361

Location: 6 Audley Gardens, Loughton, IG10 2EL

Proposal: Application for a Lawful Development certificate for a proposed conversion of existing loft into a bedroom and en-suite shower room.

Application No: EPF/2771/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

Proposal: Application for a Lawful Development certificate for a proposed hip-to-gable enlargement & rear dormer extension to a single house to create two additional bedrooms & a bathroom.

The Committee AGREED to suspend standing order 3ff to conclude the final items on the agenda.

103.3 Others – provided for information only: EPF/2803/21, EPF/2804/21 and EPF/2885/21

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

PL104 Decisions

104.1 Decisions by Epping Forest District Council

The Committee NOTED the Decisions for October 2021.

PL105 Licensing Applications

No licensing applications had come to the attention of officers.

PL106 Enforcement and Compliance

- 106.1 179-181 High Road Loughton - Enforcement Report: Wooden windows replaced with metal frames in conservation area – min no PL63.1**
The Committee NOTED the report received from the Enforcement Officer at Epping Forest District Council in respect of the above.

Signed:

Date: 29 November 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 29 November 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

C Davies	P Abraham	S Murphy
K Rainbow	G Wiskin	
W Kauffman as substitute for Cllr Riley		

Also Present

Councillors: S Fontenelle M Stubbings D Wixley

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

5 Members of the Public

This meeting was preceded at 7.15pm by a presentation from Higgins Homes in respect of a planning proposal for the redevelopment of the Higgins HQ, 1 Langston Road, Loughton IG10 3SD

The Committee AGREED to bring forward planning application, EPF/2872/21 – 20 Clays Lane, after agenda item 3, Confirmation of Minutes, as a member of the public was interested in this item.

PL107 Apologies for Absence

Apologies for absence were received for this meeting from Cllr Riley, Cllr Kauffman was nominated as his substitute.

PL108 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.

Cllr Wixley also declared a non-pecuniary interest in planning application, EPF/2445/21 – 68 Goldingham Avenue, as the applicant was known to him from contact in his role as an EFDC Councillor for Fairmead Ward. However, there has been no contact regarding this planning application.

The Committee declared a non-pecuniary interest in planning applications: EPF/2707/21 – 66 Meadow Road and EPF/2791/21 – Council Carpark, Oakwood Hill East, Oakwood Hill Industrial Estate, owing to comments received from the LRA Plans Group.

PL109 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 15 November 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL110 Planning Application

The following planning application was CONSIDERED, and the plans inspected

110.1 Application No: EPF/2872/21

Officer: Zara Seelig

Applicant Name: Mr Bobby Nagpal

Planning File No: 002367

Location: 20 Clays Lane, Loughton, IG10 2RZ

Proposal: Variation to condition 2 'Plans' on EPF/1954/21 (Single storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Extension of existing lower ground floor level void to provide associated cycle storage & general storage space).

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

The Committee had NO OBJECTION to this application.

The Planning Committee Chairman however, expressed disappointment that the local planning authority, when approving Planning Application EPF/1954/21 for this site, had failed to impose a condition to safeguard the Forest and its habitats from light pollution.

PL111 Matters for Report

111.1 Amended Plans – Re-consulted Application held in abeyance - EFSAC

111.1.1 EPF/1880/19 - Parking area at southern end of cul-de-sac, Thatchers Close, Loughton, Essex, IG10 3SP. Proposal: Erection of one 2 storey affordable home with 2 parking spaces. * SAC Case Progressing *** – Min no PL739.1**

Cllr Wixley advised the Committee that his interest in respect of this application concerned the process rather than the proposal itself.

Following its listing for consideration at Area Planning Sub-Committee South in November 2021, in his role as a District Councillor, he had requested that LTC was re-consulted following the length of time that had elapsed since it was first considered before a decision was made.

The Committee OBJECTED to this application, reiterating its previous comments which were:

“Members commented on the poor quality of the drawings to view in respect of this application.

The Committee OBJECTED to this application reiterating its previous concerns for EPF/2618/15, which were:

Members were concerned the combined effect of the height of the proposed dwelling and raised level of the plot, owing to the slope of the land, would overlook and have a detrimental impact on neighbouring properties in Hanson Close and Goldingham Avenue, as well as overshadow these neighbouring gardens.”

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

Members also believed that the application failed to consider the sustainability guidance for Minor Developments, adopted by Epping Forest District Council in March 2021.

Concern was also expressed that it was unknown if other consultees and neighbours had been re-consulted on this application.

111.2 Street Naming & Numbering

102.2.1 Street Naming & Numbering: x 139 residential flats in 3 buildings and new street to be created, Loughton: Planning Application: EPF/2905/19 – Min no PL94

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

111.3 Loughton Building Design Award

The Committee NOTED that nominations for this award were invited by 31 January 2022.

Cllr Wixley advised he may submit a nomination for this award.

PL112 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/10/21: 47 Hillcrest Road, Loughton IG10 4QH

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

PL113 Epping Forest District Council's Sustainability Guidance – Net Zero Forum

The Committee NOTED the information received from Epping Forest District Council. The Planning Committee Clerk agreed to prepare a summary of the points included for Minor Developments for members to reference.

PL114 Planning Applications

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

114.1 Application No: EPF/2445/21

Officer: David Maguire

Applicant Name: Mrs Gillian Short

Planning File No: 010637

Location: 68 Goldingham Avenue, Loughton, IG10 2JE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application but expressed a concern that the extension should match that of the neighbouring property.

Application No: EPF/2693/21

Officer: Muhammad Rahman

Applicant Name: Mr Nabil Dar

Planning File No: 017741

Location: 5 Nafferton Rise, Loughton, IG10 1UB

Proposal: Loft conversion with a front dormer.

The Committee OBJECTED to this application stating the front dormer was over prominent and too domineering. It should be subservient to the main building like the front dormers on neighbouring properties are.

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 extra 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/2707/21

Officer: Ian Ansell

Applicant Name: Wright

Planning File No: 015097

Location: 66 Meadow Road, Loughton, IG10 4HX

Proposal: Single storey side extension, new front window bay, replacement windows, new side access gate.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the existing side extension was designed to be subservient and sit back from the main building to ensure it remains as a balanced and proportioned pair with No 68 Meadow Road.

The proposed projecting bay window would be out of character with the other bays on this part of the road, overpowering the property and, by reason of its bulk and detailed design, would compete with the existing simple bay. Members also expressed concern that this would reduce the existing parking space, potentially forcing a parked vehicle to encroach onto the pavement. It was therefore suggested the applicant delete this from the proposal.

The Committee requested that the existing front wall be retained intact, thus preserving the character of this dwelling.

Application No: EPF/2728/21

Officer: Alastair Prince

Applicant Name: Mr Rashid Ahmed

Planning File No: 021112

Location: 28 Roding Road, Loughton, IG10 3ED

Proposal: Proposed demolition of the existing side garage, single storey side & rear extension.

The Committee OBJECTED to this application stating the rear extension was too large resulting in a detrimental impact on the amenity of the neighbours at no. 26.

Application No: EPF/2738/21

Officer: Muhammad Rahman

Applicant Name: Ms Danielle Robinson

Planning File No: 023383

Location: 33 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed ground floor side infill, internal alterations, floor plan redesign and all associated works.

The Committee had NO OBJECTION to this application.

Application No: EPF/2746/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Dalton

Planning File No: 009299

Location: 33 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Extension to rear first-floor level (providing larger bedrooms, dressing room & an additional en-suite/ alterations to rear raised patio.

The Committee OBJECTED to this application on the grounds that the proposed extension was too large, resulting in a detrimental impact on the neighbouring properties to both sides.

The Committee AGREED to consider the two following applications together as they were for the same site.

Application No: EPF/2769/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

Proposal: Single storey rear extension.

Application No: EPF/2770/21

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

Proposal: The proposals involve only minor changes to the garage to upgrade the thermal performance & provide a new home office to the rear.

The Committee had NO OBJECTION to these applications. However, members requested that if the Local Planning Authority was minded to grant planning application, EPF/2770/21, a condition be imposed that the garage remains ancillary to the main dwelling.

Application No: EPF/2791/21

Officer: Alastair Prince

Applicant Name: Miss Rachael Kendrew

Planning File No: 001034

Location: Council Carpark, Oakwood Hill East, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: InstaVolt are proposing to install two rapid electric vehicle charging stations within the council car park, just off Oakwood Hill East Industrial Estate. Three existing parking spaces will become two EV charging bays, along with associated equipment.

The Committee NOTED the comments received in respect of this application.

The Committee had NO OBJECTION to this application. However, members supported the comments of the LRA Plans Group in respect of the proposed charging points:

“The council needs to commission better designed charging points than what is shown on this application.

We do not object to this particular application given the location in an industrial estate, but we hope the council will ensure better designed, smaller and less intrusive EV points are being considered for more sensitive locations than this one. There are considerably better designs on the market than this; EV charge points do not need to be the same size as a petrol filling pump. We also hope the council has checked this equipment is futureproofed so it can take induction charging pads and can be used by disabled drivers. It also should be sustainable with all the components recyclable to avoid redundant equipment going into landfill sites.”

Application No: EPF/2809/21

Officer: Alastair Prince

Applicant Name: Mr & Mrs Doal

Planning File No: 013386

Location: 53 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed ground and first floor rear extension, front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/2814/21

Officer: Caroline Brown

Applicant Name: Mr & Mrs Smith

Planning File No: 026403

Location: 15 Lower Park Road, Loughton, IG10 4NB

Proposal: Part two storey hipped & part single storey flat roofed rear extension, with changes & additions to fenestration.

The Committee had NO OBJECTION to this application.

Application No: EPF/2837/21

Officer: Muhammad Rahman

Applicant Name: Mr Shan

Planning File No: 014403

Location: 36 Sparelease Hill, Loughton, IG10 1BT

Proposal: Demolition of existing detached dwellinghouse, erection of a new build detached replacement dwelling with rear landscaping & alterations to the front fenestration & driveway.

The Committee OBJECTED to this application on the grounds that the proposed replacement dwelling and boundary treatment (walls and railings) was out of keeping with both neighbouring properties, resulting in a negative impact on the street scene.

The proposed fenestration design would cause significant light pollution causing a negative impact on the habitat of wildlife (birds and insects).

Application No: EPF/2852/21

Officer: Kie Farrell

Applicant Name: Mrs Fayka Ahmet

Planning File No: 031386

Location: 16 A Church Close, Loughton, IG10 1LQ

Proposal: Application for a Lawful Development certificate for existing use as a separate dwelling of 16A Church Close.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application and drew the attention of the Planning Officer to the planning condition no.3 of EPF/1779/98, in respect of this property:

The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 16 Church Close.

Reason: The use of the extension as a separate dwelling would create a substandard unit of accommodation out of character with the existing development in the area.

Members also remarked that the property had remained empty following the death of the previous owner in 2018 and had therefore not been in continual use. To allow this application would set a precedent.

The Committee AGREED to suspend standing order 3ff for 15 minutes to conclude the final items on the agenda.

Application No: EPF/2853/21
Officer: David Maguire
Applicant Name: Ms Gursharan Rai
Planning File No: 008988
Location: 124 The Lindens, Loughton, IG10 3HU
Proposal: Conversion of existing garage/workshop to living accommodation and utility room.

The Committee had NO OBJECTION to this application. However, members requested that if the Local Planning Authority was minded to grant this application a condition be imposed that the building remain ancillary to the main dwelling.

114.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2788/21
Officer: David Maguire
Applicant Name: Mr. & Mrs. Kissin
Planning File No: 019520
Location: 27 Whitehills Road, Loughton, IG10 1TS
Proposal: Application for a Lawful Development certificate for a proposed hip-to-gable extension with a rear dormer extension and loft conversion.

Application No: EPF/2871/21
Officer: Alastair Prince
Applicant Name: Kelvin Seecharan
Planning File No: 031390
Location: 59 Grosvenor Drive, Loughton, IG10 2JX
Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

114.3 Others – provided for information only: EPF/2786/21

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

PL115 Decisions

115.1 Decisions by Epping Forest District Council

No decision notices have been received.

Cllr Wiskin requested that the Planning Committee Clerk investigate the decision of planning application EPF/2123/21, from the Decision list for October 2021, to report on at the next meeting.

PL116 Licensing Applications

116.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Zambrero, 295 High Road, Loughton, IG10 1AH

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the residents living in the flats above. Members believed the proposed licensing and operating hours were too long (starting too early in the morning and ending too late at night).

Preferred hours for the sale of alcohol would be 11.00 to 22.00.

Members would be willing to waive their objection however if licensing hours for the sale of alcohol of neighbouring businesses in this parade were the same as those applied for.

PL117 Enforcement and Compliance

117.1 No reports had been received.

Signed:
Date: 13 December 2021

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 13 December 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

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

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

1 Member of the Public

The Committee AGREED to bring forward planning application, EPF/2887/21 – Treetops, 7 Baldwins Hill, after agenda item 3, Confirmation of Minutes, as a member of the public was interested in this item.

PL118 Apologies for Absence

Apologies for absence were received for this meeting from Cllr Downing, Cllr Kauffman had been nominated as his substitute. Cllr Davies would Chair this meeting.

PL119 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in item 4.2.1 – Notice of Appeal: EPF/1379/20 – 105 Lower Park Road, as she knew the applicant.

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

- i. EPF/2083/21 – 14 Brooklyn Avenue, EPF/2742/21 – 9 Swan Lane; EPF/2887/21 – Tree Tops, 7 Baldwins Hill; and EPF/2938/21 – Loughton Cricket Club, High Road, The Uplands, owing to comments received from the LRA Plans Group; and
- ii. EPF/2938/21 – Loughton Cricket Club, High Road, The Uplands, as Loughton Town Council are the landowners.

PL120 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 29 November 2021, amended from those circulated to read at:

Min no PL108 – Declaration of Interest “Cllr Wixley also declared a non-pecuniary interest in planning application, EPF/2445/21 – 68 Goldingham Avenue, as the applicant was known to him from contact in his role as an EFDC Councillor for Fairmead Ward. However, there has been no contact regarding this planning application.”

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

PL121 Planning Application

The following planning application was CONSIDERED, and the plans inspected

- 121.1 Application No:** EPF/2887/21
Officer: David Maguire
Applicant Name: Ms Lynn Canell
Planning File No: 006358
Location: Tree Tops, 7 Baldwins Hill, Loughton, IG10 1SE
Proposal: Removal of existing car port and side extension and replace with single storey side extension and railings and gates to front.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the proposal for the railings and gates to the front, stating that the proposed boundary treatment was too harsh and dominant on the street scene.

Members believed that low level railings, rather than a wall, with native planting behind to soften the appearance would be acceptable and more in keeping with the character of this part of the Baldwins Hill Conservation area.

The Committee had NO OBJECTION to the proposed side extension.

PL122 Matters for Report

122.1 Amended Plans

122.1.1 EPF/2069/21 – The Mount, 213 High Road, Loughton, IG10

1BB. Proposal: Erection of roof extension to create one, two-bed apartment at third floor level, and construction of secure cycle store to rear at ground floor level – Min no PL103.1

The Committee OBJECTED to this application, stating that the additional floor negatively affected the street scene and was not in keeping with the size and bulk of the neighbouring properties in this part of the High Road. It was overbearing and would have a negative impact on the neighbours as well as setting a negative precedent and reiterating its previous comments, which were:

The Committee NOTED the contents of a letter of objection.

Members noted that the plans submitted for this application did not provide any existing elevations or height dimensions for the proposed roof extension. Therefore the Committee decided there would be no benefit in hearing the submission of the planning agent until full plans were made available for its consideration.

The Committee OBJECTED to this application stating the bulk and height would result in a negative impact on the street scene.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwelling would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

The proposal offered no additional parking provision and there was no guarantee that residents would not have a car and would instead rely on public transport.

Members requested that if the local planning authority was minded to approve this application, that a request be made by the LPA for residents to be prohibited from any parking schemes operated by NEPP (North Essex Parking Partnership). A precedent set under planning application EPF/2706/17 for the Royal Oak development.

122.1.2 EPF/2440/21 – 44 Barrington Green, Loughton, IG10 2BA – Erection of a single storey rear extension & front porch – Min no PL95.1

Members considered the amended plans for this proposal but felt they did not address the Committee's previous concerns regarding the alleyway.

The Committee OBJECTED to this application stating that building into, around, blocking, stopping light or encroaching on the shared passage was unacceptable.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed that materials should match the existing.

122.2 Notice of Appeal

122.2.1 EPF/1379/20 – 105 Lower Park Road, Loughton, IG10 4NE. Proposal: Proposed new two bedroom semi-detached dwelling attached to existing house. (Appeal ref no: APP/J1535/W/21/3281343 – Min no 1.1 (27/7/20))

The Committee OBJECTED to this application, reiterating its previous comments, which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application reiterating its previous comments, in respect of EPF/2774/19, which were still relevant, including concern for the trees:

Min no PL851.1

The Committee OBJECTED to this application on the grounds that it was too cramped and an over-development of the site. The proposed accommodation was built right up to the boundary resulting in the guttering overhanging the neighbouring tennis club's land. Members also referred to the Tree Officer's report objecting to this application based on the concern for the Sycamore, T7, located on the site of the neighbouring tennis courts.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.

If the Local Planning Authority is minded to approve this application, the Committee requests that the following condition be imposed:

The materials of the dwelling should match the adjacent building; in order to preserve the character of this part of Lower Park Road.

122.3 Town & Country Planning Act 1990: Notification of Planning Application:

122.3.1 EPF/2204/21 – 46 Pyrles Lane, Loughton, IG10 2NN. Proposal: Application for a change of use from A1 to A5 (Indian Takeaway) or Sui Generis (new user classes) (Revised application to EPF/0571/21) – Min no PL68.1

The Committee NOTED the information received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL123 Estimates and Budgets 2022/23

The Estimates for 2022/23 as presented in the Agenda were AGREED.

PL124 Planning Applications

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

124.1 Application No: EPF/2083/21

Officer: Alastair Prince

Applicant Name: Ms Atwal

Planning File No: 005604

Location: 14 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Application for a proposed dormer windows & loft conversion.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that by reason of its height and bulk, the first floor addition would be detrimental to the visual amenity of this part of the street scene which is characterised by bungalows. The further loss of bungalows would be harmful to the character of the area and is contrary to the council's policy on mixed and balanced communities, reducing the housing choice, particularly for people with disabilities.

The increased size of the new first floor, an overdevelopment of the site, bulky in appearance and overbearing on neighbouring properties, would result in a loss of privacy and sunlight causing overshadowing of 12 and 16 Brooklyn Avenue, blocking sunlight from both neighbouring property's patios and kitchens.

Members expressed concern that there was no proposed ground floor plan; and therefore could not ascertain whether any alterations at this level were proposed.

Suspensions that this property was being used as an HMO were raised and the Committee asked that council officers inspect the property to take appropriate enforcement action, if required.

Application No: EPF/2742/21

Officer: Zara Seelig

Applicant Name: Mr Sangha

Planning File No: 018656

Location: 9 Swan Lane, Loughton, IG10 4QW

Proposal: Erection of two storey rear extension (renewal of lapsed consent EPF/2580/18).

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2762/21

Officer: David Maguire

Applicant Name: Kuen Chin & BeeJune Ch'ng

Planning File No: 007975

Location: 46 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed double storey side & rear extension, garage conversion into a habitable room, loft conversion with a rear dormer.

The Committee had NO OBJECTION to this application.

Application No: EPF/2782/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Maw

Planning File No: 007703

Location: 2 Church Lane, Loughton, IG10 1PF

Proposal: Proposed single storey side/rear extension.

The Committee had NO OBJECTION to this application.

However, members requested that if the local planning authority was minded to approve this application a condition be imposed for a root protection zone to maintain the green boundary.

Application No: EPF/2789/21

Officer: David Maguire

Applicant Name: Mr. & Mrs. Kissin

Planning File No: 019520

Location: 27 Whitehills Road, Loughton, IG10 1TS

Proposal: Single storey rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was too high. Members stated that if the applicant reduced the height of the apex on the extension in keeping with neighbouring properties, they would be willing to waive their objection.

Application No: EPF/2798/21

Officer: Kie Farrell

Applicant Name: Mr and Mrs Christopher

Planning File No: 006753

Location: 88 Newmans Lane, Loughton, IG10 1TN

Proposal: Single storey side extension fronting the Highway.

The Committee had NO OBJECTION to this application.

However, members requested that if the local planning authority was minded to approve this application a condition be imposed for a root protection zone to ensure no damage was caused to the street hedge during construction of this extension.

Cllr Kauffman declared a non-pecuniary interest in the following planning application, as he lives in this street. He apologised that he had only just noticed this application in the agenda.

Application No: EPF/2881/21
Officer: Ian Ansell
Applicant Name: Miss Leily Banan
Planning File No: 013500
Location: 22 The Greens Close, Loughton, IG10 1QE
Proposal: Variation of Condition 2 'Plan numbers' - Change of external materials from render to brick on planning approval EPF/0825/21 (Single storey side extension).

The Committee had NO OBJECTION to this application.

Application No: EPF/2890/21
Officer: Ian Ansell
Applicant Name: Mr Yaqobi
Planning File No: 031414
Location: 41 Highland Avenue, Loughton, IG10 3AH
Proposal: Erection of a single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/2938/21
Officer: Ian Ansell
Applicant Name: Mr Andrew Pigney
Planning File No: 000008
Location: Loughton Cricket Club, High Road, The Uplands, Loughton, IG10 1NQ
Proposal: Replacement of three-lane cricket nets on the existing layout. The Committee NOTED the contents of a letter of support.

The Committee had NO OBJECTION to this application. Members expressed a preference for the poles to be painted green rather than black.

Application No: EPF/2946/21
Officer: Caroline Brown
Applicant Name: Mr Daniel Bailey
Planning File No: 021680
Location: 1 Rochford Green, Loughton, IG10 2BT
Proposal: Loft conversion with part hip to gable roof extension, rear facing dormer and two front roof windows.

The Committee OBJECTED to this application, stating the proposal was out of character. It was an overdevelopment and would be detrimental to the amenity of neighbours caused by overlooking.

Application No: EPF/2974/21
Officer: Robin Hellier
Applicant Name: Mr Jamie Mariani
Planning File No: 004979
Location: 16 Park Hill, Loughton, IG10 4ES
Proposal: TPO/EPF/07/79
T14: Oak – Crown thin regrowth by 30%, as specified. Reduce remaining limbs 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.

Members drew attention to the Tree & Landscaping Officer's report of 7 June 2021 in respect of EPF/1250/21, regarding this tree.

Application No: EPF/2978/21

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: Playing Field at Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12

T33: Oak - Specific reduction, as specified.

T65: Horse Chestnut - Reduce to height of 4m, as specified.

T88: Turkey Oak - Prune to clear building, 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/2979/21

Officer: Kie Farrell

Applicant Name: N/A

Planning File No: 005731

Location: 119 High Road, Loughton, IG10 4LT

Proposal: Application for Variation of condition 'Landscaping' for EPF/1258/18. (Extension to side and rear over two storeys and rooms in the roof including two dormer windows).

The Committee OBJECTED to this application and drew the attention of the Planning Officer to the Tree & Landscaping Officer's report, dated 1 December 2021, regarding this proposal.

Application No: EPF/2994/21

Officer: Robin Hellier

Applicant Name: Mr Matthew Hagger

Planning File No: 009759

Location: Playing Field at Oaklands School, 8 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/15/12

T72: Ash & T118: Sycamore - 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.

124.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2928/21

Officer: David Maguire

Applicant Name: Leigh Strong

Planning File No: 021065

Location: 18 Dunmow Close, Loughton, IG10 3AS

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/2967/21

Officer: David Maguire

Applicant Name: Leigh Strong

Planning File No: 021065

Location: 18 Dunmow Close, Loughton, IG10 3AS

Proposal: Application for a Lawful Development certificate for a proposed rear / side extension.

Application No: EPF/2998/21

Officer: David Maguire

Applicant Name: Mr Ramazan Jakupi

Planning File No: 031246

Location: 71 Deepdene Road, Loughton, IG10 3PH

Proposal: Application for a Lawful Development certificate for a proposed new outbuilding at the rear of the garden.

Application No: EPF/3002/21

Officer: Zara Seelig

Applicant Name: Mr & Miss Ivan & Irena Levytskyy & Khoma

Planning File No: 006796

Location: 14 Hillyfields, Loughton, IG10 2JS

Proposal: Application for a Lawful Development certificate for a proposed loft conversion & ground floor rear extension.

124.3 Others – provided for information only: EPF/2085/21, EPF/2993/21 and EPF/3012/21

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

PL125 Decisions

125.1 Decisions by Epping Forest District Council

The Planning Decisions for November 2021 from Epping Forest District Council were NOTED.

PL126 Licensing Applications

126.1 Notice of application for a new street trading consent under the Local Government (Miscellaneous Provisions) Act 1982, in respect of Wickes Car Park, Goldstone House, Langston Road, Loughton, IG10 3TQ.

The Committee had NO OBJECTION to this application.

PL127 Enforcement and Compliance

127.1 No reports had been received.

Signed:

Date: 10 January 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10 January 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

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

Also Present: Cllr S Fontenelle

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

3 Members of the Public

Cllr Davies welcomed those present to the first Planning Committee meeting of the year and advised that in the absence of Cllr Downing she would be Chairing this evening's meeting. The Committee AGREED to bring forward planning applications, EPF/3130/21 – 39 Albion Hill and EPF/3054/21 – The Coach House, 25 Woodbury Hill, as members of the public were interested in these items.

PL128 Apologies for Absence

Apologies for absence were received from Cllr Downing. Cllr Kauffman had been nominated as his substitute for this meeting.

PL129 Declarations of Interest

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/2802/21 – 58 Traps Hill, as he was an immediate neighbour to this property.

The Committee declared a non-pecuniary interest in planning applications: EPF/2413/21 – 1 Nevill Way; EPF/2730/21 – Rear of 152 Church Hill; EPF/2794/21 – Car park rear of 37 Chigwell Lane; and EPF/3029/21 – 31 Hillyfields; and EPF/3172/21 – Tuscany, 35 Durnell Way, owing to comments received from the LRA Plans Group

PL130 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 13 December 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL131 Matters for Report

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

PL132 Planning Applications

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

132.1 Application No: EPF/3130/21
Officer: Muhammad Rahman
Applicant Name: Mrs Mina Giordano
Planning File No: 003011

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Retention of single storey side & part single storey front extension with flat roof to be used as a terrace area. Swimming pool to the rear of the property.

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 application.

The Committee STRONGLY OBJECTED to this application stating the applicant had committed a flagrant breach of the conditions imposed by the local planning authority when approving the original planning application, EPF/0277/20, in respect of this development.

Members drew the Planning Officer's attention to the following:

- The glass in the rear first floor windows should be obscured glass with restricted inward opening hinges, in order to protect the privacy of the neighbours at nos 4 and 5 High View Close. This condition has not been adhered to and this is not reflected on the current drawings submitted with this application.
- The roof height exceeds that on the original approved drawings (and includes Velux windows – which were not included on either the original or new drawings).
- The approved drawings stated that the external finish would match the original, of tile and brick, which has been shown on these new drawings. However, the finish applied is white painted render, contrary to planning conditions imposed, and resulting in the property being an eyesore and detrimental to the amenity of neighbours.
- The tree and landscaping conditions originally imposed do not appear to have been complied with. This included the unauthorised removal of the mature trees and natural green screen along the back boundary of the site. This has resulted in a loss of the neighbours' visual amenity and loss of privacy. Further, the arboricultural report submitted with this application is out of date and relates to the original application. Members noted that the Tree & Landscaping Officer has put a holding objection on this application, and that question 6 on the application has been incorrectly completed by the applicant for this proposal.

Members requested that these matters be further brought to the attention of the Enforcement Officer for immediate action and before any further application for this site is approved.

The Committee OBJECTED to the proposed single storey side extension in this application as it would cause overlooking of neighbours at nos 4 & 5 High View Close.

The drawings submitted with this application provide insufficient detail regarding measurements or the siting of the pool in relation to neighbouring properties. Members believe that the pool is located too close to neighbouring properties affecting their amenity causing noise pollution and

has resulted in an overdevelopment of the site. The Committee also expressed concern that no drawings had been provided showing any proposed landscaping to the front of the property.

Application No: EPF/3054/21

Officer: Ian Ansell

Applicant Name: Mr and Mrs M Scott

Planning File No: 002598

Location: Coach House, 25 Woodbury Hill, Loughton, IG10 1JF

Proposal: Proposed removal of a large part of the flat roofed side extension to allow historic core part of the building to project forward. Remove front balcony & reinstate a traditional window. First-floor side extension above the existing (remaining) ground floor side extension.

The Committee OBJECTED to this application, stating it was sympathetic to the Conservation Officer's comments in relation to this proposal.

Members commented that the front elevation previously approved, under planning application EPF/0600/89, should remain prevalent, in particular the detailing copied from the left hand gable. However, the proposed side extension should be lowered by approximately one foot in order to appear more subservient.

Application No: EPF/2413/21

Officer: Caroline Brown

Applicant Name: Chauhan

Planning File No: 006614

Location: 1 Nevill Way, Loughton, IG10 3BG

Proposal: Proposed construction of a two-storey side extension & subdivision of the resulting enlarged building to form an additional dwelling, including a single storey rear extension. (Revised application to EPF/1474/20).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would produce two substandard houses. The existing house provided much better living conditions. There was no straightforward separation (parts of the houses overlap), with no proper noise insulation between them and the living rooms have poor daylight provision with one relying on borrowed light through the 'sunroom'. The end of the terrace should be punctuated with a brick pier to retain consistency. Compliance with building regulations should be sought by the applicant, as it was considered even if planning permission were granted, it would not be able to be built.

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

The proposed scheme attempted to cram two substandard homes into one and members therefore believed that the application should be refused.

Application No: EPF/2730/21

Officer: Alastair Prince

Applicant Name: Drazal Ltd

Planning File No: 002033

Location: Rear of 152 Church Hill, Loughton, IG10 1LJ

Proposal: Redevelopment of rear of site to provide a new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was a gross overdevelopment, garden grabbing and would set a dangerous precedent.

The site is to the rear of the 'Newsbox Newsagents' which also has a living room and kitchen on the ground floor rear and bedrooms above, that are not shown on the drawings submitted for this application. The proposed house would overlook the existing rooms at No 152 Church Hill and result in an unacceptable loss of light and increased sense of enclosure to these rooms.

It would further result in a loss of storage and servicing for the shop. Not only affecting the viability of the shop, but it would also force servicing onto Church Hill and/or off street on Millsmead Way which would be dangerous for nearby pedestrians.

This part of Millsmead Way was very busy with competition for parking spaces generated from patrons using the New Hong Kong Chinese Restaurant in the evening and the newsagents during the day. One parking space for the dwelling was considered insufficient. If the recent consent for an extra flat at 152 Church Hill was also implemented, this would further exacerbate existing parking problems.

The loss of trees to accommodate the new building would also be unacceptable, as the trees provide relief to the blandness of the buildings on this stretch including Lidl's. Members believed the trees should be TPO'd.

The proposal would be prominent on the street scene in this location with no prospect of other dwellings on this part of the road and would be out of character with the openness of this part of Millsmead Way and the Harwater Estate to the visual detriment of the area.

The proposed dwelling would also overpower and overlook the occupiers opposite at 1 Millsmead Way.

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

Overall members considered the building was an unwelcome overdevelopment of the plot and urged the local planning authority to refuse consent.

Application No: EPF/2794/21

Officer: Kie Farrell

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: Car park rear of 38 Chigwell Lane, Loughton

Proposal: Application for Variation of condition 3 of EPF/0140/18 Hours of use of car park (Currently opening times consented from 0900am - 0600pm weekdays and 1100am-6pm Saturday, Sunday and Bank holiday. Application requests 0700am - 1000pm on all days).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as previously submitted to and supported by the local planning authority in respect of application EPF/0140/18.

Members considered 7am was too early and 10pm too late, resulting in a negative impact on the amenity of residents at 30-36 Chigwell Lane. Disturbance from cars arriving at 7am, particularly in the winter when their headlights would beam onto the rear bedroom windows, would be unacceptable.

Application No: EPF/2802/21

Officer: Muhammad Rahman

Applicant Name: Mr Rajeshchandra Patel

Planning File No: 020155

Location: 58 Traps Hill, Loughton, IG10 1TD

Proposal: Outbuilding and open barbecue area in rear garden with previous old shade.

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this application a condition be imposed that the outbuilding remain ancillary to the main dwelling.

Application No: EPF/2941/21

Officer: Alastair Prince

Applicant Name: Mr Dave Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Pitch roof to consented rear extension (under EPF/0960/21 (roof has been reduced to match the neighbouring property at no.2 with a shallow pitch roof).

The Committee had NO OBJECTION to this application.

Application No: EPF/2991/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr & Mrs Twell

Planning File No: 031416

Location: 11 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Proposed part single storey and part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3029/21

Officer: Zara Seelig

Applicant Name: Mr George Mokonchu

Planning File No: 002908

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that no.31 was already significantly larger than numbers 29 and 33. The proposed extension by reason of its height, bulk and detailed design was an overdevelopment of the site. One of the bedrooms would receive insufficient daylight.

The proposal included a tiled pitched roof to the extension. Members considered a tiled roof would not be possible with the slope as drawn. The roof also needed to drop from a much lower level to allow for lead flashing to butt against the existing flat roof, resulting in the roof being too low for the bathrooms. The small bathroom windows gave an unwelcoming, prison like feel to the rear elevation.

The Committee believed this unacceptable proposal should be redesigned by the applicant or refused by the local planning authority in its present form.

Application No: EPF/3069/21

Officer: Muhammad Rahman

Applicant Name: Mr Shivji

Planning File No: 016966

Location: 61 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Ground floor rear/side infill extension, garage conversion and first floor side extension.

The Committee had NO OBJECTION to this application, but expressed concern that the proposal would be overbearing, affecting the amenity of the neighbours. It would result in a negative impact on the street scene through the loss of the open aspect and greenery provided by the trees to the rear of the property.

Application No: EPF/3092/21

Officer: Muhammad Rahman

Applicant Name: Mrs Sobia Amin

Planning File No: 031332

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Proposed first floor rear extension above existing ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3098/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia

Planning File No: 011483

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Three front dress dormers to loft conversion.

The Committee OBJECTED to this application stating it would be out of keeping and detrimental to the street scene. The proposal would change the character of this part of Wellfields.

Application No: EPF/3100/21
Officer: Alastair Prince
Applicant Name: Mr and Mrs Bhudia
Planning File No: 011483
Location: 21 Wellfields, Loughton, IG10 1PB
Proposal: Front ground floor extension and new porch.

The Committee OBJECTED to this application stating it would be overbearing, impacting on the amenity of the neighbours, affecting their visual amenity and resulting in a closing in.

Members noted that along with the separate planning application, EPF/3098/21, there were also two further applications submitted for this dwelling under Deemed Permission and Prior Approval, expressing concern for overdevelopment of the dwelling.

Application No: EPF/3105/21
Officer: Zara Seelig
Applicant Name: Mrs Sobia Amin
Planning File No: 031332
Location: 47 Whitehills Road, Loughton, IG10 1TS
Proposal: Proposed first floor side extension above existing ground floor side extension.

Members commented on the incomplete drawings provided for this proposal which failed to show any rear elevations.

The Committee OBJECTED to this application on the grounds that it was infilling, an overdevelopment of the site, which would affect the street scene and amenity of the neighbours.

Application No: EPF/3114/21
Officer: Muhammad Rahman
Applicant Name: Mr T Brough
Planning File No: 015867
Location: 8 Stanmore Way, Loughton, IG10 2SA
Proposal: Application for Prior Approval for a proposed enlargement of a dwelling by construction of additional storeys (Refused EPF/2649/21).

Members noted that numerous applications, including an appeal, had been submitted and refused for the redevelopment of this bungalow.

The Committee OBJECTED to this application on the grounds that it was yet another attempt to change the existing dwelling from a bungalow into a multiple level dwelling. Members supported the retention of bungalows in the district, under Policy H1 of the local plan, which proposes to seek mixed and balanced communities, as upheld by the Planning Inspectorate in its decision of 22 December 2020, for planning application EPF/0490/20.

Application No: EPF/3172/21
Officer: Marie-Claire Tovey
Applicant Name: Nikolov
Planning File No: 013689

Location: Tuscany, 35 Durnell Way, Loughton, IG10 1TG

Proposal: Erection of a porch.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application if the proposal was stepped back and reduced in size to retain the existing park space on this site.

132.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2515/21

Officer: Muhammad Rahman

Applicant Name: Mr Irfan Tas

Planning File No: 006346

Location: Cafe de Vivaldi, 236 High Road, Loughton, IG10 1RB

Proposal: Application for a Lawful Development certificate for a proposed pergola with flexible blinds.

Application No: EPF/3026/21

Officer: Muhammad Rahman

Applicant Name: Mr Warren Law

Planning File No: 021747

Location: 23 Longfield, Loughton, IG10 4EE

Proposal: Certificate of Lawful development for a proposed rear ground floor extension.

Application No: EPF/3028/21

Officer: Zara Seelig

Applicant Name: Mr George Mokonchu

Planning File No: 002908

Location: 31 Hillyfields, Loughton, IG10 2PT

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

Application No: EPF/3059/21

Officer: Zara Seelig

Applicant Name: Mr Paul Marianayagam

Planning File No: 006627

Location: 26 The Uplands, Loughton, IG10 1NH

Proposal: Application for a Lawful Development certificate for a proposed removal of existing original rear dormer at loft level, construct 3 new dormers & extend existing loft floor area. Convert existing garage into a study & utility room.

**** The Committee noted and supported the contents of a letter of Objection in respect of this application. ****

Application No: EPF/3065/21

Officer: Zara Seelig

Applicant Name: Mr and Mrs Noonan

Planning File No: 031415

Location: 58 Southern Drive, Loughton, IG10 3BX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer window.

Application No: EPF/3101/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia
Planning File No: 011483
Location: 21 Wellfields, Loughton, IG10 1PB
Proposal: Application for a Lawful Development Certificate for a proposed removal of roof to the existing two storey extension/ new rear dormer.

Application No: EPF/3140/21
Officer: Marie-Claire Tovey
Applicant Name: Littlecroft Properties Ltd
Planning File No: 000491
Location: 127 High Road, Loughton, IG10 4LT
Proposal: Application for a Lawful Development certificate for a proposed change of use from offices to three residential dwellings.

Application No: EPF/3167/21
Officer: Muhammad Rahman
Applicant Name: Keith Russell
Planning File No: 030039
Location: 6 The Beacons, Loughton, IG10 2SQ
Proposal: Application for a Lawful Development certificate for a proposed rear facing dormer loft conversion with three front roof slope skylight windows.

Application No: EPF/3181/21
Officer: Alastair Prince
Applicant Name: Leonardo Do Carmo
Planning File No: 001241
Location: 3 The Heights, Loughton, IG10 1RN
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/3192/21
Officer: Alastair Prince
Applicant Name: Mr Christopher King and Miss Carly Louise Austin
Planning File No: 031429
Location: 11 Nevill Way, Loughton, IG10 3BG
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.

- 132.3 Others – provided for information only:** EPF/3011/21, EPF/3106/21, EPF/3128/21, EPF/3175/21 and EPF/3176/21
The Committee NOTED the information received from Epping Forest District Council.

PL133 Decisions

No Planning Decisions had been received from Epping Forest District Council.

PL134 Licensing Applications

No licensing applications had come to the attention of officers.

PL135 Enforcement and Compliance

No reports had been received.

Signed:

Date: 24 January 2022

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24 January 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

- Councillors:** C Davies (in the Chair)
P Abraham S Murphy K Rainbow
J Riley G Wiskin
W Kauffman as substitute for Cllr Downing
- Officers:** Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

16 Members of the Public

Cllr Davies welcomed those present and advised that in Cllr Downing's absence she would be Chairing this evening's meeting. The Committee AGREED to bring forward planning application EPF/2928/20 – 2 The Uplands, as members of the public were interested in this item.

PL136 Apologies for Absence

Apologies for absence were received from Cllr Downing. Cllr Kauffman had been nominated as his substitute for this meeting.

PL137 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2631/21 – 42 Sedley Rise, EPF/2689/21 – 17 Habgood Road, EPF/3202/21 – 71 Deepdene Road, and EPF/3239/21 – Units 1 & 2, 258 High Road owing to comments received from the LRA Plans Group

Cllr Rainbow declared a non-pecuniary interest in planning application EPF/2631/21 – 42 Sedley Rise, as he knew the applicant.

PL138 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 10 January 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL139 Matters for Report

139.1 Notice of Appeal

- 139.1.1 EPF/2048/21 – 20 Upper Park, Loughton, IG10 4EW. Proposal: Loft conversion with ridge raise plus front and rear dormers. (Revised application to EPF/1404/21). (Appeal ref no: APP/J1535/D/21/3288238 – Min no PL68.1)**

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

139.2 Town and Country Planning Act 1990 – SAC Cases Now Progressing
139.2.1 EPF/2928/20 – 2 The Uplands, Loughton, IG10 1NH. Proposal: Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling – Min no 1.1 (18/1/2021)

The Committee NOTED the contents of 16 letters of objection.

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

The Committee strongly OBJECTED to this application, reiterating its previous comments, which were:

“The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, garden grabbing. It would be out of keeping with the street scene of mainly detached houses on large plots.

The development of a large part of the garden would affect the amenity of the host property with an outlook onto a 2-storey blank wall. It would also reduce the size of the amenity space of the host property that would be out of proportion to the size of the house.

The proposal would have a detrimental effect on the amenity of residents in neighbouring properties, particularly at 4 The Uplands and those in Uplands Court. It would also exacerbate the existing parking problems experienced by residents in this part of The Uplands, with the proposal resulting in the loss of existing on street parking.

All the mature trees and planting that existed at this property have been removed by the new owner. This has negatively impacted the visual amenity of neighbouring properties and ruined the street scene. Furthermore, it has resulted in multiple habitats for insects, birds and wildlife being destroyed. Set so close to the forest, this green corner used to shelter wildlife. Now it is all barren.”

Members added that they were appalled by the destruction of the whole garden at this property in order to facilitate this proposal. Further, they expressed strong concerns that the proposal would cause/exacerbate flooding. This follows recent occasions of flooding in this location and commencing at the rear of the host dwelling.

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

Members drew the Planning Officer's attention to the submitted comments of the Conservators of Epping Forest which are highly critical regarding the effect this proposal would have on the SAC.

**139.2.2 EPF/0212/21 – 10 Barncroft Green, Loughton, IG10 3ET.
Proposal: Proposed new dwelling and alterations to fenestration on existing house – Min no 1.1 (01/03/2021)**

The Committee OBJECTED to this application, reiterating its previous comments which were:

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

The Committee OBJECTED to this application on the grounds that the proposed building was right up to the boundary thus the roof and guttering would overhang the neighbour's property. It was an overdevelopment of the site.

The additional house would block the open aspect at the end of this row of houses and be detrimental to the street scene.”

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

The committee also, noted that using London building standards, as a benchmark of suitability for this planning application for a property situated in Loughton, Essex is not relevant.

PL140 Public Health Act 1925 Street Naming and Numbering: New Development x285 residential properties at former playing fields, Epping Forest College, Loughton. EPF/0379/20

The Committee considered the options proposed for this development had no relevance to the site or locality and there was no meaningful connection to the community and residents. Members suggested appropriate names for this site would be Luctons Fields or Luctons Close. A neighbouring road bordering the site is Ladyfields - so Luctons Fields ties in well with this.

As well School House Fields, School House Lane, and School Fields were suggested, As the site is the Lucton Girls School field, these names all have relevance and familiarity that makes it part of the locality rather than totally alien.

PL141 Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments

Members agreed that as comments were not required on this consultation until 21 February 2022, to defer this matter until a later meeting.

PL142 Planning Applications

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

142.1 Application No: EPF/2460/21

Officer: Marie-Claire Tovey

Applicant Name: Mr Ewart Ross

Planning File No: 025175

Location: Rye house, 1A Eleven Acre Rise, Loughton, IG101AN
Proposal: Proposed erection of a front fence & gate (under 7 metres tall).

The Committee OBJECTED to this application stating that the 1.9m height of this proposal was too high and along with the design and grey colour too imposing. It would be overbearing, dominating the street scene and out of character with this part of Eleven Acre Rise.

Application No: EPF/2502/21
Officer: Robin Hellier
Applicant Name: Mr Joe Hall
Planning File No: 020478
Location: 6 The Fountains, Loughton, IG10 4RZ
Proposal: TPO/EPF/04/98
T1 & T2: 2 x Poplars - Repollard, 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/2582/21
Officer: Zara Seelig
Applicant Name: Mrs Samantha Gell
Planning File No: 012456
Location: 10 Pump Hill, Loughton, IG10 1RU
Proposal: Proposed work to be carried out on the front & back garden, paths, hard surfaces, fencing, gates & general tidying up of plot.

The committee OBJECTED to this application on the grounds that because of the elevated position held by this property, the height of the proposed gates would dominate and negatively affect both the street scene and visual amenity of neighbours.

The Committee believed that this proposal would have a devastating impact on the open rural aspect of this part of Pump Hill and the York Hill Conservation Area in which it is situated.

Also, the Committee regarded the use of building materials such as Gabion cages was out of keeping with this period property and the York Hill Conservation Area. Therefore, materials and finishes which are more historically in keeping would be preferred.

Application No: EPF/2631/21
Officer: Sukhvinder Dhadwar
Applicant Name: Mr Lee Robinson
Planning File No: 023848
Location: 42 Sedley Rise, Loughton, IG10 1LT
Proposal: Proposed removal of garage gates from side driveway, create a side extension on the side of the house level with the front elevation, joining at the rear with the existing side extension.

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

The Committee OBJECTED to this application on the grounds that the plans submitted were inconsistent regarding the proposed roof to the side extension.

Members requested that the Planning Officer seeks more accurate drawings from the applicant in order to properly consider this proposal.

Application No: EPF/2689/21

Officer: Alastair Prince

Applicant Name: Carly Elliott

Planning File No: 031445

Location: 17 Habgood Road, Loughton, IG10 1HF

Proposal: Demolition of existing conservatory and construction of a single-storey rear extension.

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

The Committee OBJECTED to this application on the grounds that the proposal would be overbearing on the neighbour, affecting their visual amenity and light.

Application No: EPF/3071/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Noonan

Planning File No: 031415

Location: 58 Southern Drive, Loughton, IG10 3BX

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3144/21

Officer: Muhammad Rahman

Applicant Name: Ademiluyi Ao

Planning File No: 031438

Location: 19 The Hawthorns, Loughton, IG10 3QT

Proposal: Single story rear extension 3.4m deep and new side windows

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 that the extension remain ancillary to the main dwelling.

Cllr Kauffman apologised that he had not previously noticed the following application. He declared a non-pecuniary interest in this planning application, as he knew the applicant.

Application No: EPF/3145/21

Officer: Caroline Brown

Applicant Name: Chigwell Real Estate Ltd

Planning File No: 031351

Location: 1 Trevelyan Gardens, Goldings Hill, Loughton, IG10 2FB

Proposal: Extension to the front of the property at the ground and first floor (ref: EPF/2447/21).

The Committee OBJECTED to this application on the grounds that the development was situated in a sensitive area next to the Potato Ground allotment and Stony Path. The proposal was garden grabbing and an overdevelopment of the plot, this would result in the removal of the existing and expected amenity space, for a dwelling of this size and bulk.

Application No: EPF/3202/21

Officer: Kie Farrell

Applicant Name: Mr Ramazan Jakupi

Planning File No: 031246

Location: 71 Deepdene Road, Loughton, IG10 3PH

Proposal: Demolition of existing prefab house and replacement of a new traditional energy efficient dwelling.

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

The Committee OBJECTED to this application on the grounds that the height and bulk of the first-floor rear extension would be detrimental to the rear townscape and roofline in Deepdene Road and set an unwelcome precedent. The proposed material (yellow brick) was out of character with the remainder of this part of the road.

An improved design was required. The configuration would not fit in. The extension accommodating bedroom four should be removed from the proposal, which would make the development acceptable.

There was insufficient daylight in the centre of the ground floor and by omitting bedroom four for a rooflight would help resolve this issue by allowing for more natural daylight.

Although not a planning consideration the circulation space in the entrance lobby and the ground floor WC were not Part M compliant of the building regulations. Members suggested the Planning Officer may wish to alert the applicant to this.

Application No: EPF/3239/21

Officer: Muhammad Rahman

Applicant Name: Mr Serdar Demir

Planning File No: 010500

Location: Units 1 and 2, 258 High Road, Loughton, IG10 1RB

Proposal: Retrospective application for the erection of an extract flue duct on the rear elevation.

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

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this proposal that a condition be imposed for the flue to be painted in a dark matt colour and permanently maintained in that colour in perpetuity, in order to improve the visual aspect.

Application No: EPF/3276/21

Officer: Zara Seelig

Applicant Name: Mr Ed Delaney

Planning File No: 016946

Location: 27 Roundmead Avenue, Loughton, IG10 1QA

Proposal: Proposed scheme consists of: A subservient two storey side extension with set back & set down roofline, single storey rear extension, loft conversion within the roof shape (ref: EPF/1657/21 & EPF/2450/21).

The Committee had NO OBJECTION to this application.

Application No: EPF/3283/21

Officer: Caroline Brown

Applicant Name: Mr Dane Sparke

Planning File No: 013497

Location: Mindrum, Nursery Road, Loughton, IG10 4EA

Proposal: Demolition of the existing conservatory, replace with single storey rear extension with minor actions to dormer windows.

The Committee OBJECTED to this application on the grounds that it was out of keeping and quite brutal in design. The proposal was not sympathetic to the existing building style, and not subservient to the main dwelling. It was overbearing and too dominant.

Application No: EPF/0018/22

Officer: Robin Hellier

Applicant Name: Peter Moore

Planning File No: 026324

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: TPO/EPF/10/21

T1: Oak - 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.

142.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2580/21

Officer: Zara Seelig

Applicant Name: Mrs Samantha Gell

Planning File No: 012456

Location: 10 Pump Hill, Loughton, IG10 1RU

Proposal: Application for a Lawful Development certificate for a proposed swimming pool & a pool house.

****The Committee OBJECTED to this application on the grounds that this dwelling lies within the York Hill Conservation Area. Members believed therefore that a full planning application was required for this proposal.**

The Committee considered the proposal would have a detrimental effect on the neighbours being so close to the boundary.**

Application No: EPF/2776/21

Officer: Zara Seelig

Applicant Name: Mr Gareth Bebb-Sier
Planning File No: 031446
Location: 8 Avondale Drive, Loughton, IG10 3BZ
Proposal: Application for a Lawful Development certificate for a proposed rebuild of a porch, which includes extending it by 0.7m.

Application No: EPF/3223/21
Officer: Alastair Prince
Applicant Name: Luke Roberts
Planning File No: 031437
Location: 76 Colebrook Lane, Loughton, IG10 2HN
Proposal: Application for a Lawful Development certificate for a proposed rear extension with pitched roof.

Application No: EPF/3263/21
Officer: Muhammad Rahman
Applicant Name: Tanya Pasichnyk
Planning File No: 026203
Location: 47 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Application for a Lawful Development certificate for a proposed garage conversion, front facade alteration, floor plan redesign and all associated works.

Application No: EPF/3289/21
Officer: Alastair Prince
Applicant Name: Mrs Michelle Woodland
Planning File No: 031444
Location: 6 Westfield, Loughton, IG10 4EB
Proposal: Application for a Lawful Development certificate for a proposed loft extension.

Application No: EPF/3299/21
Officer: Zara Seelig
Applicant Name: Mr Bobby Nagpal
Planning File No: 002367
Location: Strathallan, 20 Clays Lane, Loughton, IG10 2RZ
Proposal: Application for a Lawful Development certificate for a proposed conversion of roof space to habitable, including two side elevation dormers with side facing windows, plus a rear dormer with two Juliette style balconies; five front rooflights; and alterations to first floor rear windows and removal of side chimney.
Development) [sic]

- 142.3 Others – provided for information only: EPF/0003/22, EPF/0008/22, EPF/0019/22, and EPF/0042/22**
The Committee NOTED the information received from Epping Forest District Council.

PL143 Decisions

The Planning Decisions for December 2021 from Epping Forest District Council were NOTED.

PL144 Licensing Applications

No licensing applications had come to the attention of officers.

PL145 Enforcement and Compliance

No reports had been received.

Signed:

Date: 7 February 2022

It would be an overdevelopment of the site with almost no private amenity space.

The application made no provision for further parking on what was already a heavily congested road.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly, it must be refused.”

Members deplored the retrospectivity of this application, with the height having been raised, and drew the local planning authority’s attention to this increasing and unwelcome trend of applications being completed without permission.

149.1.2 EPF/0550/21 - 8 Stanmore Way, Loughton, IG10 2SA.

Proposal: Demolition of an existing bungalow and replacement with two chalet bungalows. (Appeal ref no: APP/J1535/W/21/3283846) – Min no 1.1 (29/3/21)

The Committee reiterated its previous comments which were:

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

The Committee OBJECTED to this application on the grounds that the proposal would replace one property with two, increasing the impact on the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly, it must be refused.

All the existing properties are detached houses/bungalows in the street so it would be unsympathetic to the street scene. The development would also cause the loss of a bungalow contrary to the district local plan.

Further, the development involves the loss of too many trees. 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.”

149.1.3 EPF/1705/21- 36 Sparelease Hill, Loughton, IG10 1BT.
Proposal: Demolition of existing detached dwellinghouse. Erection of a new build detached replacement dwelling with rear landscaping and alterations to the front fenestration and driveway. (Appeal ref no: APP/J1535/W/21/3283343) – Min no PL34.1

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

149.1.4 EPF/2450/21– 27 Roundmead Avenue, Loughton, IG10 1QA.
Proposal Two storey side extension, single storey rear extension and loft conversion including Juliet balcony (Revised application to EPF/1657/21). (Appeal ref no: APP/J1535/D/21/3290176) – Min no PL85.1

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

149.2 Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments

Members AGREED to provide their written comments to the Planning Committee Clerk to collate and submit to Epping Forest District Council by the deadline, and for the comments to be ratified at the next Planning Committee Meeting on the evening of 21 February 2022.

PL150 Planning Applications

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

150.1 Application No: EPF/2642/21

Officer: Alastair Prince

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton, IG10 1HX

Proposal: Proposed rear upper and ground floor extension with internal alteration works.

The Committee had NO OBJECTION to this application.

Application No: EPF/3024/21

Officer: Rhian Thorley

Applicant Name: Mr Darren Crawley

Planning File No: 031453

Location: 27 Hatfields, Loughton, IG10 1TJ

Proposal: Certificate of lawful development for existing conservatory to rear.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/3060/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Paul Marianayagam

Planning File No: 006627

Location: 26 The Uplands, Loughton, IG10 1NH

Proposal: Removal of existing rear conservatory & construction of a 2.5m deep single storey rear extension, alterations to the existing flat roof front

dormer to a pitched roof dormer & infill side door/window & create 2 no. new windows in the side wall.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment and overbearing. The proposal was not in sympathy, nor subservient to the existing property.

Application No: EPF/3110/21

Officer: Sukhvinder Dhadwar

Applicant Name: DR Agha Arshad

Planning File No: 012504

Location: 14 Wellfields, Loughton, IG10 1NX

Proposal: Existing pitch roof to match main ridge and internal alterations.

The Committee OBJECTED to this application stating incorrect plans had been submitted. The “existing plans” drawing failed to show the dormer windows in the left side of the roof and therefore did not represent the existing elevations. For this reason, the plans supplied could not be relied upon.

Members requested new correct plans be provided to allow proper consideration of this proposal.

Application No: EPF/3230/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Digwa

Planning File No: 008759

Location: 32 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed demolition of existing house, outbuilding and garage.

Erection of two/single storey detached house with rooms in the roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The existing dwelling was of merit; being one of the last remaining Arts and Crafts homes on Alderton Hill that remained largely intact and had not been altered much over the years. The replacement of one of the last remaining houses of this type in the area for a large mock Georgian replacement building harms the character and history of the area.

The proposed site layout would also remove the attractive green frontage, which was a diminishing feature of Alderton Hill.

Members believed very strongly that this building should be listed and urged the council to:

- i. Make representations to Historic England for its listing.
- ii. Carry out an audit of the last few buildings of merit in the area, with a view to listing or the creation of conservation areas, to protect the character of locales such as this which were being eroded by piecemeal developments of this kind.

Application No: EPF/3287/21

Officer: Alastair Prince

Applicant Name: Mr Kevin Bradick

Planning File No: 024315

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed part single storey/part two storey side extension to existing dwelling.

The Committee had NO OBJECTION to this application, however, members expressed concern at the poor quality of plans submitted for this proposal.

Application No: EPF/3290/21

Officer: Zara Seelig

Applicant Name: Mr Steven Hill

Planning File No: 031189

Location: 22 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for Variation of Condition 3 for EPF/2291/21. (Two storey side extension, single storey rear extension.) (Minor material change - Use of aluminium framed doors and windows at the rear elevation (new extension only))

The Committee OBJECTED to this application stating that the removal of this condition, previously requested by members, would make it intolerable.

Application No: EPF/3308/21

Officer: Mohinder Bagry

Applicant Name: Buckman

Planning File No: 020748

Location: 2 Tylers Close, Loughton, IG10 3BD

Proposal: Creation of a first-floor rear extension, removing the existing ground floor rear door and replacing it with a window.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the rear extension would be overbearing on the neighbours, by reason of its height and bulk.

The proposal should be lowered to leave the roof uninterrupted. Members also considered the side extension should be set back by a minimum of 300mm to break the length of the side wall above the ground floor level.

Application No: EPF/3313/21

Officer: Rhian Thorley

Applicant Name: Mrs Yochy Davis

Planning File No: 011578

Location: 19 Carroll Hill, Loughton, IG10 1NL

Proposal: Erection of a 9.43m deep x 6.3m wide Orangery to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/0047/22

Officer: Alastair Prince

Applicant Name: Ms Izabela Honeyman

Planning File No: 031031

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Retention of outbuilding at rear.

The Committee OBJECTED to this application by reason of its excessive height which would have a significant overbearing and visual impact on the amenity of the neighbours.

Members noted that the mature green boundary had been removed from this site, whereas the applications for both this proposal and EPF/0206/21 had incorrectly stated that no trees or hedges would be removed in order to carry out the proposal.

The Committee therefore requested that the local planning authority, as part of its proposed sustainability guidance, impose a condition that the green screening boundary be replaced to protect and enhance the natural habitat supporting plants and animals.

Application No: EPF/0049/22

Officer: Caroline Brown

Applicant Name: Mr & Mrs Rob Hones

Planning File No: 022620

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Garage conversion with a window to the front elevation.

The Committee had NO OBJECTION to this application.

Cllr Kauffman declared a non-pecuniary interest in the following application, as he knew the owner of the property.

Application No: EPF/0054/22

Officer: Muhammad Rahman

Applicant Name: Mr Russell Huntley

Planning File No: 005256

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Proposed ground and first floor extensions and new pitched roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the additional roof storey by reason of its height, bulk, form, and detailed design was wholly out of character with the area.

The front projecting/overhanging gable was too prominent and clumsy with the door and window arrangement out of scale and form with the other windows at roof level. Members also noted the drawings did not correctly show the eaves and gutters, stating they would clash/over sail the boundary. The rainwater pipe had also not been shown.

The existing rear has a flat roof and the change to a large, pitched roof would create a large gable wall against no.14.

Application No: EPF/0060/22

Officer: Zara Seelig

Applicant Name: Mr Schaller

Planning File No: 008974

Location: Castlerea, 15 Campions, Loughton, IG10 2SG

Proposal: Front extension, front dormer, alterations to elevations & internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0066/22

Officer: Muhammad Rahman

Applicant Name: Debbie Campbell
Planning File No: 024744
Location: 73 Meadow Road, Loughton, IG10 4HY
Proposal: Proposed single storey rear infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0073/22
Officer: Alastair Prince
Applicant Name: Mr John Toyne
Planning File No: 021134
Location: 30 Algiers Road, Loughton, IG10 4NG
Proposal: Double storey side, single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, adhering to its previous objections for planning application, EPF/1817/21, in respect of this dwelling. The proposed extension was still up to the boundary, effectively creating a terracing effect to this part of Algiers Road, which would be detrimental to the street scene.

Members suggested the applicant removed first floor proposal from the scheme. The Committee would have no objection to a single storey extension.

Application No: EPF/0100/22
Officer: Alastair Prince
Applicant Name: Specsavers
Planning File No: 011039
Location: 231 High Road, Loughton, IG10 1AD
Proposal: Installation of 1no. outdoor AC Condensing unit, to flat roof of the property.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it had been drawn to its attention that the existing plant on the roof was causing problems to nearby residents. The proposed AC unit was not accompanied by an acoustic report and, in the absence of this, was likely to cause further noise and disturbance to nearby residential occupiers, particularly in the summer when windows were left open. There was also no proposed screening of the plant.

On this basis, members considered the application should be refused due to the likely impact on the amenity of local residents by reason of noise and the visual impact.

The Committee requested officers take enforcement action against the existing plant and secure proper noise abatement and screening of all the plant on the roof.

Should the council find the plant to be acceptable, members requested stringent noise conditions be imposed along the following lines:

Where noise emitted from the proposed plant and machinery will **not contain tones** or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant

and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm and shall be representative of the plant operating at its maximum.

Where noise emitted from the proposed plant and machinery will **contain tones** or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property.

The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm and shall be representative of the plant operating at its maximum.

The plant/machinery hereby permitted shall not be operated except between the hours of 8am to 7pm seven days a week.

Application No: EPF/0101/22
Officer: Muhammad Rahman
Applicant Name: Alan Marcelis
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: Single storey garage.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application, the following conditions be imposed:

- i. that the garage be used solely for that purpose; and
- ii. that a root protection plan be submitted before construction commences to safeguard existing trees at the site.

Application No: EPF/0112/22
Officer: Mohinder Bagry
Applicant Name: Mr Param Doal
Planning File No: 022424
Location: 37 Valley Hill, Loughton, IG10 3AQ
Proposal: Building of a 3m rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of this site which had already been extended to its limit.

Members expressed concern at the poor quality of plans that had been provided in respect of this application, failing to show how the proposal would reflect on the amenity of neighbours.

Application No: EPF/0121/22
Officer: Sean Green
Applicant Name: Mr & Mrs Philip Curtis

Planning File No: 011385
Location: 93 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Single and two storey rear extensions

The Committee had NO OBJECTION to this application.

Application No: EPF/0129/22
Officer: Alastair Prince
Applicant Name: Mr and Mrs Simon and Keely Burnage
Planning File No: 004342
Location: 14 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey rear extension, and raising of roof to existing side elevation.

The Committee had NO OBJECTION to this application.

150.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0037/22

Officer: Zara Seelig

Applicant Name: Tracy Taylor

Planning File No: 005230

Location: 25 River Way, Loughton, IG10 3LJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip-to gable extension, rear facing dormer and front roof windows.

Application No: EPF/0119/22

Officer: Rhian Thorley

Applicant Name: Bargaoanu

Planning File No: 031454

Location: 11 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for proposed rear dormer windows in connection with aloft conversion.

150.3 Others – provided for information only: EPF/0133/22 and EPF/0172/22

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

PL151 Decisions

The Planning Decisions for December 2021 from Epping Forest District Council were NOTED.

PL152 Licensing Applications

No licensing applications had come to the attention of officers.

PL153 Enforcement and Compliance

No reports had been received.

Signed:
Date: 21 February 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 February 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham	C Davies (until min no 159.1)	S Murphy
K Rainbow	J Riley	G Wiskin

Also Present: W Kauffman (as substitute for Cllr Davies during and from min no 159.1)
S Fontenelle J Jennings D Wixley

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

2 Members of the Public

This meeting was preceded by a pre-meeting with Nigel Richardson, Planning Service Director and Andrew Marx, Development Service Manager from Epping Forest District Council, to discuss miscellaneous planning issues.

Cllrs Jennings and Wixley and the Town Clerk left following the pre-meeting.

PL154 Apologies for Absence

No apologies for absence were received for this meeting.

PL155 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/1699/21 – 85 Spring Grove; EPF/2606/21 – 31 Traps Hill; EPF/2674/21 – 77 The Drive; and EPF/0191/22 – 140 Church Hill owing to comments received from the LRA Plans Group.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/2606/21 – 31 Traps Hill, as he knew the applicant.

PL156 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 February 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/1699/21 – 85 Spring Grove, as members of the public were interested in this item.

PL157 Planning Application

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

157.1 Application No: EPF/1699/21
Officer: Muhammad Rahman
Applicant Name: Mr Marcin Marynnczak
Planning File No: 007010
Location: 85 Spring Grove, Loughton, IG10 4QE

Proposal: Replacement of the front garden wall with wall and gates. The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application stating 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, and failing to include the trees on the property that would be affected by the proposal.

PL158 Matters for Report

158.1 Amended Plans

158.1.1 EPF/2374/21 - 20 Goldings Rise, Loughton, IG10 2QP.

Proposal: Proposed remodelling of existing facade using existing levels and roof remodelling to adapt proposed hip to gable style roof extension – Min no PL85.1

The Committee OBJECTED to this application, considering the amended plans failed to address its initial concerns, and reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the rear roof extension was too bulky, making it appear too large and clumsy. It needs to be subservient to the main building and read as a proper dormer. As such it should to be reduced in size. The poor example at No 21 should not be used to justify another one in this location.

Members expressed concern that this overbearing proposal would have on the neighbours; and with the site being so close to the forest, for the negative impact the extensive glazing at the rear of the property would have on insects and animals caused by light pollution.

The Committee further believed that the materials proposed should be more sympathetic to neighbouring properties, considering the black roof tiles and rendering to the side aspect to be inappropriate.

158.2 Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments

The Committee RATIFIED the comments submitted under powers of delegated authority, in order to meet today's deadline for this consultation, which were:

"1 There is a propensity for planning applications and alterations to

include large expanses of glass, in doors and windows. This is concerning and not environmentally friendly for the following reasons...

A) Large glass windows, doors and skylights cause large amounts of light to pollute the surrounding area.

This is detrimental to the health and wellbeing of neighbours.

Also, it disturbs the habitat of and causes great disruption/injury to the breeding cycle of a wide range of moths and insects and wildlife. Active from dusk, they require a natural dark environment, protected from this kind of urban light pollution.

This light pollution has a follow-on negative effect on the food sources of birds and animals further up the forest and surrounding food chain.

B) Large expanses of glass allow more sunlight in to heat up a property. In Summer this causes overheating, which then requires air conditioning for cooling. The hot air sent out into the environment, in turn heats up the surrounding air temperature. This is injurious to flora, fauna and neighbours who are subjected to the raised environmental temperature.

C) See article - much special cooling glass, manufactured to protect from heat, cannot be recycled.

<https://www.theguardian.com/environment/2019/jul/28/ban-all-glass-skscrapers-to-save-energy-in-climate-crisis>

The solution to all the above, is...

Keep or revert to smaller windows.

This will keep the property at a more even temperature.

Light pollution will be reduced/not an issue. This in turn will stop all the many problems caused by light pollution, listed in point A) from occurring.

Air conditioning units should be avoided whenever possible

Environmental heating caused by the rising popularity of air conditioning units, along with their heavy use of power, should be avoided at all costs.

They should not routinely be given permission to be installed, until all other eco-friendly temperature control methods have been explored first.

Large glass windows/doors should only be installed as a last resort

If large glass windows/doors have to be installed, for health and safety reasons, for example. This should be as a last resort. Then only fully recyclable glass should be used.

To also make sure there is no light pollution, suitable blinds should be used to stop the escape of light into the wider environment, at dusk and throughout the night. To control the internal temperature during the day a light screening / shading method such as canopies, shades etc should routinely be used.

2 Trees/Hedges - Green Screening

All trees, hedges and green screening, even those in small properties, are essential. They provide shade, which helps keep the environmental temperature down and they provide habitats for flora and fauna. They also act as green screens against light pollution.

Even without TPO's Trees, Hedges and Green Screens can be of such environmental importance (e.g. because of their ages or the number of species they support) that their routine removal, without permission, should not be permitted.

Residents should be encouraged to value, protect and maintain their trees, hedges and green screens. They should also be educated about the damage that is caused to habitats and food sources by replacing green screening with barriers such as fences, walls, railings and link fences etc causes.

A green screen/ hedge audit should be set up and monitored. The aim is to stop their wholesale removal, protect the natural environment and ensure shade and natural cooling.

3 Grass and natural Planting

The popularity of car ownership has resulted in many gardens being paved over along with the removal of native / natural planting.

This should be strongly discouraged. Removing a natural garden/planting, and replacing it with block paving, concrete or similar, will inevitably cause the air temperature to rise.

And, of course, this also removes habitats and food sources for local insects, birds and fauna.

Our populations of vital insects and bees needed for pollination of our food crops and fruit trees will also be badly hit. Ultimately this will affect local food security.

The removal of natural grass and replacing with plastic grass is detrimental to the natural environment. It adds to air temperature rises, unlike natural grass which cools it. Plastic grass heats up and as it does so it can release chemicals into the air. Plastic grass destroys natural habitats and is injurious to insects and other fauna.

EPC

EPC is mentioned in this consultation for domestic rental properties. This should be taken into consideration when an application for an extension and refurbishments is made.

All properties in the UK have an EPC rating.

There should be a way of showing the increased carbon emission due to the loss of garden area, lighting, heating etc when an extension is planned. The EFDC or central government should provide ways to calculate this per square metre.

A planning application should also include carbon neutral activities incorporated - such as heat pump, solar panels, rainwater harvesting, additional trees and shrubs planted etc. This may include reduction in the number of cars used by the occupants and the use of electric cars/ bicycles.

A user-friendly chart to work out the increased carbon emission/mitigation efforts should be made available and a give a final projected EPC.

Finally, whilst members applaud such guidance, taking into consideration the limited resources of EFDC, it was questioned who and what enforcement action would be taken to hold applicants accountable?"

PL159 Planning Applications

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

159.1 Application No: EPF/2606/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr John Pike

Planning File No: 013134

Location: 31 Traps Hill, Loughton, IG10 1SZ

Proposal: Application for a new planning permission to replace an extant planning permission (EPF/1822/18) for demolition and removal of existing dwelling house and erection of a replacement.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application believing this was not an extant planning permission - it had expired. The applicant cannot apply to replace an extant permission. The application is dated 28/09/21 and was registered on 10/02/22.

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 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 the EFSAC.

In relation to the front boundary, any clearance works would constitute development, therefore the plans should reflect this.

However, if the District Council is minded to approve the application as it stands, the Committee requested the following condition:

You must carry out any building work which can be heard at the boundary of the site only:

- between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday; and not at all on Sundays, bank holidays and public holidays.

Reason: To protect the amenity of neighbouring residents.

Application No: EPF/2674/21

Officer: Kie Farrell

Applicant Name: Mr & Mrs Tom & Eylem Betchley

Planning File No: 003663

Location: 77 The Drive, Loughton, IG10 1HL

Proposal: Single storey rear/side extension, single storey front/side extension, part 1st floor rear/side extension & rear dormer extension to existing rear dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would have a detrimental impact on the street scene. The proposal would knock out the symmetry of this pair of vintage houses creating a terracing effect.

Members considered the rear extension was an overdevelopment, which would result in a negative impact on the amenity of the neighbours at no 75.

Application No: EPF/0140/22

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Surridge

Planning File No: 008268

Location: Landscapes, 29 Woodbury Hill, Loughton, IG10 1JF

Proposal: Demolish existing timber frame conservatory. Proposed rear extension to lower ground floor, reconfigured door openings in front elevation lower ground floor. Insertion of roof window on top floor.

The Committee OBJECTED to this application on the grounds that it was out of keeping, the proposal would not preserve or enhance the Conservation Area.

Members considered a traditional design using traditional materials would be acceptable to replace the conservatory and for the roof window and which would be compliant with the Conservation Area.

Cllr Davies left the meeting. Cllr Kauffman was nominated to act as her substitute for the remainder of the meeting.

Application No: EPF/0146/22

Officer: Mohinder Bagry

Applicant Name: Mr & Mrs Gary Copeland

Planning File No: 031461

Location: 12 Greenfields Close, Loughton, IG10 3HG

Proposal: Single storey rear extension.

The Committee OBJECTED to this application stating it was too large and overbearing and would have a detrimental effect on the amenity of the neighbour at no.10.

Members considered it would be better if it was set back and away from the neighbour at no.10.

Application No: EPF/0154/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Dean Citroen

Planning File No: 010137

Location: 5 Albion Hill, Loughton, IG10 4RA

Proposal: Single storey side extension & new roof with front & rear dormer to garage (Amended application to EPF/2664/21)

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0191/22

Officer: Marie-Claire Tovey

Applicant Name: Lidl Great Britain Limited

Planning File No: 006441

Location: 140 Church Hill, Loughton, IG10 1LH

Proposal: Application for Variation of condition 1 of EPF/3016/19 to enable a variation in delivery and waste collection hours.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application and requested that condition 1 of EPF/3016/19 remains as existing.

Members considered the existing two-hour window on Sundays and Bank Holidays for deliveries was sufficient for the applicant to undertake its business, while affording some protection to the amenity of neighbouring residents in Millsmead Way from the noise pollution caused by deliveries.

The Committee further drew the attention of the Planning Officer to the traffic chaos on Church Hill, during loading at the site, which removes several parking spaces and causes customers to queue outside the premises on this busy road. A traffic impact assessment should have therefore been included in this application. The current approved hours are outside peak times. To allow loading and unloading during busier periods would have a significant impact on the existing traffic congestion on Church Hill, and approval should therefore be refused for this additional reason.

Application No: EPF/0225/22

Officer: Caroline Brown

Applicant Name: Mr Onder Gorgulu

Planning File No: 031334

Location: 9 Southernhay, Loughton, IG10 4EN

Proposal: Proposed two storey side extension with loft conversion and rear extension (Revised application to EPF/2112/21)

The Committee OBJECTED to this application on the grounds that it was overbearing and an overdevelopment. The proposal does not complement or enhance the existing building or the character and appearance of the street scene.

Members believed that just because the neighbouring property had a loft, it did not justify this proposal.

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

159.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0013/22
Officer: Caroline Brown
Applicant Name: Mr Peter Roffey
Planning File No: 023885
Location: 31 Station Road, Loughton, IG10 4NZ
Proposal: Application for a Lawful Development certificate for a proposed coffee shop offering minimal dry food for consumption on & off the premises.

Application No: EPF/0167/22
Officer: Rhian Thorley
Applicant Name: Mr Alex Hodgekins & Miss Katrina Peake
Planning File No: 023205
Location: 28 River Way, Loughton, IG10 3LH
Proposal: Application for a proposed Lawful Development certificate for a proposed loft conversion with a rear facing dormer and front roof window.

Application No: EPF/0170/22
Officer: Muhammad Rahman
Applicant Name: Mr Nabil Dar
Planning File No: 017741
Location: 5 Nafferton Rise, Loughton, IG10 1UB
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer.

159.3 Others – provided for information only: EPF/3240/21 and EPF/0223/22
The Committee NOTED the information received from Epping Forest District Council.

PL160 Decisions

The Planning Decisions for January 2022 from Epping Forest District Council were NOTED.

PL161 Licensing Applications

No licensing applications had come to the attention of officers.

PL162 Enforcement and Compliance

162.1 Updates to reports previously received.

No reports had been received.

162.2 Enforcement Cases: Loughton – Open & Closed – December 2021

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

Signed:

Date: 7 March 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 March 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)
P Abraham S Murphy K Rainbow
G Wiskin

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

PL163 Apologies for Absence

Apologies for absence were received from Cllrs Davies and Riley for this meeting.

PL164 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/0240/22 - 56 Tycehurst Hill, Loughton IG10 1DA; and agenda item 7.2, Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX, owing to comments received from the LRA Plans Group.

PL165 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 February 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL166 Matters for Report

166.1 Notice of Appeal

EPF/2570/21– 83 Forest Road, Loughton, IG10 1EF. Proposal: Demotion of existing rear extension & conservatory. Proposed single storey rear extension with a roof lantern, roof extension with rear dormer window to facilitate a loft room. two storey front extension, conversion of undersized existing garage into habitable accommodation. (Appeal ref no: APP/J1535/D/22/3292200 – Min no PL95.1)

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

166.2 Amended Plans

**EPF/3110/21 – 14 Wellfields, Loughton, IG10 1NX. Proposal: Existing pitch roof to match main ridge and internal alterations
Amended plan and description – Min no PL150.1**

The Committee considered the amended plans.

The Committee had NO OBJECTION to this application.

PL167 Planning Applications

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

167.1 Application No: EPF/3310/21

Officer: Kie Farrell

Applicant Name: Dr Helen Rogers

Planning File No: 031435

Location: 42 Ibbetson Path, Loughton, IG10 2AS

Proposal: Erection of single storey front, side and rear extension and rear dormer window.

The Committee OBJECTED to this application stating the proposed rear extension was too large and overbearing resulting in a detrimental effect on the amenity of the neighbours. The proposal would cause overlooking of the neighbours at no 44, affecting their loss of privacy.

The Committee had NO OBJECTION to the single storey front extension. Members requested that should the local planning authority be minded to approve the application a condition be imposed for obscure glass in the side windows to protect the amenity of the neighbours.

Application No: EPF/0020/22

Officer: Ian Ansell

Applicant Name: Mr Daskalov

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Erection of a single storey outbuilding.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

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

Application No: EPF/0086/22

Officer: Ian Ansell

Applicant Name: Mr & Mrs J Patel

Planning File No: 011481

Location: 126 Valley Hill, Loughton, IG10 3AU

Proposal: Proposed two storey rear extension.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the plot, by reason of its size and mass. Members expressed concern for the loss of amenity of the neighbours at no 128 Valley Hill, caused by the first floor extension.

The Committee had NO OBJECTION to the ground floor proposal.

Application No: EPF/0180/22

Officer: Muhammad Rahman

Applicant Name: Sara Vidal

Planning File No: 022995

Location: 7 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed ground floor rear extension.

The Committee OBJECTED to this application stating it would be an overdevelopment, impacting on the amenity of the neighbours at no.5 Drayton Avenue.

Application No: EPF/0193/22

Officer: Alastair Prince

Applicant Name: Marie Evripidou

Planning File No: 031473

Location: 92 River Way, Loughton, IG10 3LL

Proposal: Proposed loft conversion, floor plan redesign and all associated works.

The Committee had NO OBJECTION to this application.

However, members expressed concern for the additional front Velux window stating it would be detrimental to the street scene, resulting in a loss of symmetry with the neighbouring property.

Application No: EPF/0234/22

Officer: Zara Seelig

Applicant Name: Mr Shine

Planning File No: 010657

Location: 91 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Garage extension to front and single storey rear extension.

The Committee OBJECTED to this application. Members believed that this application failed to address their previous objection, in respect of EPF/2279/21 (Min no PL85.1), that the *garage coming forward would also result in a long blank oppressive wall running along the boundary to No 93 Tycehurst Hill*. The Committee believed that the garage proposal was too large.

The Committee had NO OBJECTION to the single story rear extension.

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

Application No: EPF/0240/22

Officer: Muhammad Rahman

Applicant Name: Mr Peter Argent

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Subdivision of site into two plots. Erection of replacement bungalow on the western plot. Erection of three-storey family dwelling on the eastern plot.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed dwelling was too large for the plot size, and would be an overdevelopment of the site.

The loss of this bungalow would reduce housing choice, particularly for people with disabilities, which was contrary to the council's policy H1 on mixed and balanced communities.

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

The loss of so many trees would be to the detriment of the character of the area. The garden to the large dwelling was inadequate for such a large family house.

The parking, car manoeuvring and access would not work. The access points to the two homes, on a corner plot, would be dangerous and should be resisted. It was also noted that the drawings for the bungalow did not tally with the one on the plot plan.

167.2 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

167.3 Others – provided for information only:

There were no applications listed under Others.

PL168 Decisions

There were no Planning Decisions listed.

PL169 Licensing Applications

169.1 Notice of application for a new street trading consent under the Local Government (Miscellaneous Provisions) Act 1982, in respect of Connaught Waters Car Park, Rangers Road, Loughton, E4 7QH.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the surrounding forest land. The use of the proposed ice cream van for long periods of time would result in excessive noise and pollution from the constant running of the engine to power the van equipment.

Members would be willing to waive their objection if an electric generator was used to power the equipment rather than the van engine.

Members suggested that it would be preferable if a fixed tea/snack hut was erected instead.

169.2 Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX.

The Committee NOTED the contents of a letter of support for the licensing authority's review of this Licence.

The Committee SUPPORTED the local licensing authority's proposals stipulated below in this review of the premises licence for The Gardeners Arms, having consideration for the following licensing objective:

3. The prevention of public nuisance.

Proposals extract from EFDC’s Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms.

Seek the removal of Ms Tracey Roberts from the premises licence as Designated Premises Supervisor and the following conditions attached to the premises licence;

1. No music to be played outside.
2. Outside areas to be cleared of customers by 21:00pm.
3. After 21:00pm people only to be outside for smoking. A maximum of 6 people outside smoking at any one time.
4. A written dispersal policy shall be in place and implemented at the premises to move customers from the premises and the immediate vicinity in such a way as to cause minimum disturbance or nuisance to the neighbours.
5. The dispersal policy must be agreed in writing with Community Resilience Team and subject to regular review (minimum 6 monthly intervals).
6. Members of staff are to ask customers sat on the terraced area who are excessively loud (shouting, yelling or screaming) to be mindful of neighbouring residential properties.
7. Signage to be displayed at exits to the premises and external areas asking customers to be considerate of residents and to keep nuisance to a minimum.

The Committee was aware of the concerns of many local residents about the anti-social behaviour connected with this pub. In particular, complaints about drug dealing, fighting, underage drinking and general anti-social behaviour, particularly during the summer when the windows remain open in neighbouring homes.

Members recommended that the local authority revert the outside seating levels to pre-covid restriction levels, and that an Enforcement Officer should be engaged to oversee and enforce these conditions.

PL170 Enforcement and Compliance

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

Signed:
Date: 21 March 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 March 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

C Davies

S Murphy

K Rainbow

G Wiskin

S Fontenelle as substitute for Cllr P Abraham

M Stubbings as substitute for Cllr J Riley

Officers:

Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

4 Members of the Public

PL171 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Riley. Cllrs Fontenelle and Stubbings were nominated as their respective substitutes for this meeting.

PL172 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/3294/21 – 295-309 High Road, EPF/ 0236/22 – 76 Algiers Road, EPF/0261/22 – 1 Appleton Road, and EPF/0241/22 – 115 Loughton Clinic, Doctors Surgery, High Road, owing to comments received from the LRA Plans Group.

PL173 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 March 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/0236/22, 76 Algiers Road, after agenda item 4.1.1 – Notice of Appeal: ENF/0113/21 – Gardeners Arms PH, as members of the public had an interest in these items.

PL174 Matters for Report

174.1 Notice of Appeal

174.1.1 ENF/0113/21 - Gardeners Arms PH, 103 York Hill, Loughton, IG10 1RX. Proposal: Hard surfaced large area to rear of possible beer garden no PP Listed Building. (Appeal ref no: APP/J1535/W/22/3293752)

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

The Committee OBJECTED to this application stating the creation of a patio for use by patrons in an area which previously was infrequently used, introduces an undesirable intensification of the public house use within a quiet residential area, resulting in an excessive further loss of amenity through noise pollution and disturbance as well as loss or privacy for those who live in close proximity to it.

The Committee also reiterated its previous comments made in respect of planning application EPF/2028/21, which were:

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 application.

The Committee OBJECTED to this application on the grounds that the loss of hedging and replacement with two metre close boarded fencing was detrimental to the setting of the late 17th Century listed building and this part of the York Hill Conservation Area.

Members believed it should be removed and the hedging replaced, or a more appropriate boundary treatment agreed, particularly due to the close proximity of the Forest, and in order to protect its wildlife and habitats. It was brought to Members' attention that bats had been nesting in the removed hedging.

The veranda should be replaced like for like; replacing the original brick piers for oak timber piers was harmful to the special interest of the listed building, and this part of the York Hill Conservation Area.

The height of the proposed replacement veranda was excessive and would result in a negative visual impact and a loss of privacy to the residents of neighbouring properties in York Hill and Pump Hill. It would also lead to noise pollution for residents of neighbouring properties.

The Committee believed that the creation of the patio for use as a beer garden and veranda should also require a change of use application, which was not mentioned in this proposal. Members understood that a noise abatement notice had been issued and enforcement action imposed to prevent this use.

Members noted a picket fence had been erected to the front but did not form part of any of the applications submitted. This had been put up in breach of the Article 4 direction for York Hill. The Committee requested that the council's planning enforcement team investigate this issue too.

PL175 Planning Application

175.1 Application No: EPF/0236/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Gary Crouch

Planning File No: 000337

Location: 76 Algiers Road, Loughton, IG10 4NF

Proposal: Demolition of existing dwelling & replacement with a new building containing x6 no. flats (Revision to refused application EPF/0861/21).

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that it was an over development of the site and would result in a lack of amenity space for the occupiers.

The creation of six new dwellings would mean increased car pollution and a subsequent impact on the air quality to the SAC, which would be unacceptable. The committee did not accept the applicants claim that the addition of two new electrical car charging points within a mile of the site would negate the increased pollution and found this claim irrelevant.

Further, 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.

PL176 Matters for Report

176.1 Notice of Appeal

176.1.1 EPF/2440/21 – 44 Barrington Green, Loughton, IG10 2BA. Proposal: Erection of a single storey rear extension & front porch. (Appeal ref no: APP/J1535/D/22/3292984 – Min no PL95.1)

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

176.2 Notification of Licensing Application – Street Trading Consent

176.2.1 Notice of application for a new street trading consent under the Local Government (Miscellaneous Provisions) Act 1982, in respect of Connaught Waters Car Park, Rangers Road, Loughton, E4 7QH – Min no PL169.1

The Acting Planning Committee Clerk reported that the licensing officer at Epping Forest District Council, had advised that:

“This application has been refused as the applicant does not have permission from the landowner to trade and operate there.”

PL177 Planning Applications

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

177.1 Application No: EPF/3294/21

Officer: Marie-Claire Tovey

Applicant Name: Metropolitan & City Properties (Ltd)

Planning File No: 005521

Location: 295-309 High Road, Loughton, IG10 1AL

Proposal: Roof extension to provide an additional floor of residential accommodation comprising 4 flats, and associated amenity space and including a new extension of existing staircase and additional escape staircase.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that by reason of its height and bulk the building would become overbearing and dominate the street scene, destroying the overall outlook of the High Street.

The increased amount of glass in the building would result in heating up of the building, and no forethought had been given to the possible future need for increased air conditioning units, which if approved, would be detrimental.

The creation of four new dwellings would mean increased car pollution and a subsequent impact on the air quality to the SAC, which would be unacceptable.

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/0241/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr David Dighton

Planning File No: 003028

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

Proposal: Change of use from Clinic to 2 bed flat with garden and 2 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the poor quality of the build would result in a lack of amenity space to the occupiers.

The building would result in a lack of natural light available in the interior of the building, with one bedroom having no access at all, which is contrary to the standards set out in the BRE Guidance on Daylight and Sunlight.

The loss of its current use as a clinic would be detrimental to the area, as GP's surgeries are currently in short supply following the increased number of residential units being allowed to be built in the area.

Application No: EPF/0261/22

Officer: Mohinder Bagry

Applicant Name: Patrick Cherques

Planning File No: 031486

Location: 1 Appleton Road, Loughton, IG10 2HH

Proposal: Proposed single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving the property with insufficient amenity space.

Application No: EPF/0270/22

Officer: Rhian Thorley
Applicant Name: Polly Fryer
Planning File No: 014070
Location: 1 Baldwins Hill, Loughton, IG10 1SA
Proposal: Application for a proposed demolition of an existing conservatory & construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0282/22
Officer: Zara Seelig
Applicant Name: Mr & Mss Ivan & Irena Levytsky & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

The Committee raised a concern that the proposal could be seen as overbearing to the neighbours at number 16 and restrict the property's light.

Application No: EPF/0286/22
Officer: Muhammad Rahman
Applicant Name: Mr Tom Davey
Planning File No: 024182
Location: 11 Wallers Hoppet, Loughton, IG10 1SP
Proposal: Loft conversion and erection of three new pitched roof dormers over the existing rooftop at the rear. Internal alteration works to provide vertical stairs access to second floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/0314/22
Officer: Rhian Thorley
Applicant Name: Mr B Greene
Planning File No: 016353
Location: 282A High Road, Loughton, IG10 1RB
Proposal: Certificate of lawful development for an existing use as x 2 separate flats.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that it would set a dangerous precedent of sub-dividing flats, leaving them with a lack of amenity space and low standard accommodation.

The Committee stated that the proposal offered poor quality housing.

Application No: EPF/0349/22
Officer: Mohinder Bagry
Applicant Name: Mr Andrew Wilder
Planning File No: 013131
Location: 17 Baldwins Hill, Loughton, IG10 1SF
Proposal: Rear ground floor extension with minor external openings modification and internal alteration works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0352/22
Officer: Zara Seelig
Applicant Name: Mr Harm Rehal
Planning File No: 024902
Location: 26 Hillyfields, Loughton, IG10 2JS
Proposal: Single storey rear infill along with garage conversion and part rear extension.

The Committee OBJECTED to this application stating although the extension had been reduced to single storey it would still give a terracing effect on the street scene and was infilling.

The Committee also reiterated its previous comments made in respect of planning application EPF/2448/21, which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal would close the gap with no. 28, blocking the view between the properties to the rear thereby causing a negative impact on the street scene and creating a terracing effect. Members felt the design was poor and out of character with the area. However, they had no objection to the single storey rear infill.

Application No: EPF/0357/22
Officer: Rhian Thorley
Applicant Name: Mrs Ruth Simmons
Planning File No: 31489
Location: 12 Priory Road, Loughton, IG10 1AF
Proposal: Ground floor rear extension.

The Committee had NO OBJECTION to this application.

177.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0377/22
Officer: Muhammad Rahman
Applicant Name: Mr Mike Harris
Planning File No: 031484
Location: 38 Highland Avenue, Loughton, IG10 3AH
Proposal: Application for a Lawful Development Certificate for a proposed extension (forms part of an existing dwelling that has an established use as a private dwelling).

177.3 Others – provided for information only: EPF/0274/22, EPF/0294/22, EPF/0295/22, EPF/0411/22, EPF/0430/22, EPF/0443/22, EPF/0450/22, EPF/0455/22, EPF/0461/22, EPF/0490/22 and EPF/0521/22

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

PL178 Decisions

The Planning Decisions for February 2022 from Epping Forest District Council were NOTED.

PL179 Licensing Applications

No licensing applications had come to the attention of officers.

PL180 Enforcement and Compliance

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

Signed:

Date: 4 April 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 April 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

M Stubbings as substitute for Cllr G Wiskin

Officers:

Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL181 Apologies for Absence

Apologies for absence were received from Cllr G Wiskin for this meeting. Cllr M Stubbings was nominated as substitute for Cllr G Wiskin for this meeting.

PL182 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0330/22 - 45 Harwater Drive, Loughton, IG10 1LP and EPF/0498/22 - 23 Connaught Avenue, Loughton, IG10 4DS, owing to comments received from the LRA Plans Group.

Cllr Murphy declared a non-pecuniary interest in planning applications EPF/0265/22 - 16 Station Road and EPF/0428/22 - 54 Station Road, as she knew the applicants.

PL183 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 March 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL184 Matters for Report

184.1 Notices of Appeal

184.1.1 EPF/2353/21 - 43 A Upper Park, Loughton, IG10 4EQ.

Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension. (Appeal ref no: APP/J1535/D/22/3294069 – Min no PL103.1)

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

184.1.2 EPF/2662/21 – Warren Hill Lodge, Manor Road, Loughton, IG10 4RP. Proposal: Proposed car port and plant room. (Appeal ref no: APP/J1535/D/22/3290841 – Min no PL95.1)

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

PL185 Planning Applications

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

185.1 Application No: EPF/0150/22
Officer: Sukhvinder Dhadwar
Applicant Name: Dr and Mrs Goriparthi
Planning File No: 004374
Location: 39 Traps Hill, Loughton, IG10 1SZ
Proposal: Addition of first floor side extensions, loft conversion, facade remodelling including internal remodelling (Revision to EPF/0671/21)

The Committee had NO OBJECTION to this application but expressed concern that the greenery to the front boundary of the property should be maintained and kept and not thinned out, so as not to impact on the street scene.

The Committee requested that their concerns be referred to District Council's tree officer for comment.

Application No: EPF/0265/22
Officer: Ian Ansell
Applicant Name: Mr John Collins
Planning File No: 018759
Location: 16 Station Road, Loughton, IG10 4NX
Proposal: Proposed replacement dwelling.

Members deplored the demolition of the original property on this site, believing that the original property should have been maintained and improved in line with the District Council's Sustainability guide.

The Committee OBJECTED to this application on the grounds that the proposed building was right up to the boundary and was an overdevelopment of the site.

The increased roof height would be overbearing and detrimental to the neighbours at number 18.

Further, the increase in the number of bedrooms is contrary to the 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 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/0329/22
Officer: Ian Ansell
Applicant Name: Faris Liaqat
Planning File No: 017510
Location: Debden Park High School, Willingale Road, Loughton, IG10 2BQ
Proposal: Proposed re-location of the boilers from the plant room to the identified location inside the outbuilding. The existing outbuilding will be utilized to accommodate 3 boiler units due to a lack of space in the plant room to provide adequate repairs to the boilers

The Committee had NO OBJECTION to this application.

Application No: EPF/0330/22

Officer: Mohinder Bagry

Applicant Name: Ms Brooker

Planning File No: 031492

Location: 45 Harwater Drive, Loughton, IG10 1LP

Proposal: Proposed side extension to incorporate garage, demolition of an existing garage & side extension.

The Committee NOTED the contents of a letter of objection

The Committee OBJECTED to this application stating the proposed side extension would result in a loss of character to the current dwelling.

The Committee would be willing to waive its objection if the garage was set back to retain the hierarchy of the quoin corner of the property.

Application No: EPF/0345/22

Officer: Alastair Prince

Applicant Name: Mr Goher Hanafi

Planning File No: 020931

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: New railings and electronic gates with low wall and brick piers.

The Committee OBJECTED to this application stating the proposed railings and electronic gates would be out of character with the street scene, as most of the properties in the street have an open aspect and low front boundaries.

Application No: EPF/0390/22

Officer: Alastair Prince

Applicant Name: Mr & Mrs Wedderburn

Planning File No: 031268

Location: 83 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front extension, two storey & single storey extension. First floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool. Alterations to planning approval: EPF/2777/21

The Committee OBJECTED to this application on the grounds that the proposed extension was right up to the boundary and was an overdevelopment of the site.

The increased roof height would be overbearing and imposing on the neighbours.

Further, the increase in the number of bedrooms is contrary to the 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 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 objected to the proposed front railings and expressed concern that the proposed tree removal at the front boundary of the property should be replaced with a similar size and specimen of tree. The Committee requested that their concerns be referred to District Council's tree officer for comment.

Application No: EPF/0391/22

Officer: Mohinder Bagry

Applicant Name: Mr Simon Isaac

Planning File No: 008518

Location: 53 Spring Grove, Loughton, IG10 4QD

Proposal: Single storey rear extension following demolition of the existing rear extension

The Committee OBJECTED to this application on the grounds that by reason of its height and bulk the extension would be overbearing on neighbouring properties at number 55 and would result in a loss of privacy.

The Committee was also concerned about light pollution that would result from the large expanse of glass and its negative impact on wildlife and insects

Application No: EPF/0423/22

Officer: Zara Seelig

Applicant Name: Mr & Mrs Andrew Levenson

Planning File No: 021387/017941

Location: 1 The Lanterns, Whitakers Way, Loughton, IG10 1SQ

Proposal: Addition of new dormer windows to existing roof and conversion of existing attic space

The Committee OBJECTED to this application on the grounds the new dormers would be a prominent and incongruous addition to the building, visually dominant in the street scene and failing to complement or enhance the character of the wider area.

Further, the increase in the number of bedrooms is contrary to the 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 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/0424/22

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Proposed erection of a single storey rear extension & a front porch.

The Committee NOTED the contents of a letter of objection.

Members noted the numerous constant and similar applications, including an ongoing appeal, that had been submitted and refused for the redevelopment of this property.

The Committee OBJECTED to this application stating that the proposed development of the rear single storey extension would have an unacceptable adverse impact on the amenities of the neighbouring property at No 42 Barrington Green resulting in an overbearing impact with a greater sense of enclosure. As such the proposal fails to safeguard the living conditions of neighbouring amenities, contrary to Policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 (h) of the Local Plan Submission Version 2017, and Paragraph 130 (f) of the NPPF 2021.

Members requested, that should the local planning authority be minded to grant this application, a condition be imposed that the extension be limited to 2.5 meters maximum thereby complimenting neighbouring properties in Barrington Green.

Application No: EPF/0428/22

Officer: Mohinder Bagry

Applicant Name: Mr Stephen Metcalfe

Planning File No: 023887

Location: 54 Station Road, Loughton, IG10 4NX

Proposal: Ground floor rear extension and corresponding landscaping.

The Committee had NO OBJECTION to this application.

Application No: EPF/0483/22

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: The replacement of an existing house.

The Committee OBJECTED to this application on the grounds that it was yet another attempt to change the existing dwelling from a bungalow into a multiple level dwelling. Members supported the retention of bungalows in the district, under Policy H1 of the local plan, which proposes to seek mixed and balanced communities, as upheld by the Planning Inspectorate in its decision of 22 December 2020, for planning application EPF/0490/20.

Further, the increase in the number of bedrooms is contrary to the 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 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/0498/22

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Dean

Planning File No: 020996

Location: 23 Connaught Avenue, Loughton, IG10 4DS

Proposal: First floor side extension / construction of rear dormer to create a larger master suite on the second floor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the proposed extension would result in a loss of character of the existing building and would have a detrimental effect on the street scene.

The proposed extension is overbearing and would result in an increased sense of enclosure and loss of light to number 21.

The dormer window is too bulky and harmful to the roofline of the dwelling and this part of Connaught Avenue.

Application No: EPF/0502/22

Officer: Robin Hellier

Applicant Name: Mr and Mrs Daniel and Cordelia Caldwell

Planning File No: 023775

Location: 77 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/27/13 T1: Norway Spruce - Fell.

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.

Application No: EPF/0514/22

Officer: Ian Ansell

Applicant Name: Ms Puneeta Aujla

Planning File No: 002923

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed garage conversion.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0559/22

Officer: Robin Hellier

Applicant Name: James Wood

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/21/14 T3: Norway Maple - Reduce overhanging branches 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/0562/22

Officer: Robin Hellier

Applicant Name: Bill Haywood

Planning File No: 013435

Location: 62 Church Lane, Loughton, IG10 1NT

Proposal: TPO/EPF/10/88 T1: Holly - Crown reduce height and spread by up to 300mm, 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/0575/22

Officer: Zara Seelig

Applicant Name: Mr Thomas Willan

Planning File No: 031372

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: New two storey side and single storey rear extension on the ground and lower ground floor. New lightwell courtyard to the front.

The Committee OBJECTED to this application on the grounds that the proposed two storey side extension was out of keeping with the street scene and would create a terracing effect.

The proposed rear extension, with balcony, would be overpowering and domineering to the neighbouring property.

The members felt that their previous objections to application EPF/2714/21 had not been addressed.

Application No: EPF/0590/22

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Merralls

Planning File No: 030100

Location: 34 Millsmead Way, Loughton, IG10 1LR

Proposal: Proposed first floor side extension.

The Committee OBJECTED to this application on the grounds that the proposed first floor extension was out of keeping with the street scene and

would create a terracing effect. It would result in a loss of symmetry with the neighbouring property.
The proposed extension is set to close to the boundary of the neighbouring property and should be set back.

Application No: EPF/0604/22

Officer: Robin Hellier

Applicant Name: Nando Chickenland Ltd

Planning File No: 003730

Location: 2 Station Road, Loughton, IG10 4NZ

Proposal: TPO/EPF/07/79 T1: Cedar - Crown lift by up to 3m 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.

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.

The Committee proposed that any work carried out should be done in a careful manner and that pruning of this landmark tree should be kept to a minimum as not to affect its character.

185.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0454/22

Officer: Alastair Prince

Applicant Name: Mr Marco Pagano

Planning File No: 031493

Location: 80 Algers Road, Loughton, IG10 4ND

Proposal: Certificate of lawful development for a proposed rear and side box dormers and 1 rooflight to front in connection with a loft conversion.

Application No: EPF/0513/22

Officer: Ian Ansell

Applicant Name: Ms Puneeta Aujla

Planning File No: 002923

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Application for a Lawful Development certificate for a proposed loft conversion & a garden room.

Application No: EPF/0534/22

Officer: Zara Seelig

Applicant Name: Mr Thomas Willan

Planning File No: 031372

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: Application for a Lawful Development certificate for a proposed new dormer extension to the existing roof.

185.3 Others – provided for information only: EPF/0456/22, EPF/0542/22, and EPF/0665/22

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

PL186 Decisions

There were no Planning Decisions listed.

PL187 Licensing Applications

No licensing applications had come to the attention of officers.

PL188 Enforcement and Compliance

188.1 Premises Licence Review in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX

The committee NOTED that the hearing on this review would be taking place on Tuesday 19 April 2022.

Signed:

Date: 25 April 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 April 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Officers:

Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

9 Members of the Public

PL189 Apologies for Absence

No apologies for absence were received.

PL190 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/3312/21 - 92 York Hill, Loughton, IG10 1JA, EPF/0441/22 – 28 Greensted Road, Loughton, IG10 3DL, EPF/0480/22 - 88 Smarts Lane, Loughton, IG10 4BS, EPF/0531/22 - 75 High Beech Road, Loughton, IG10 4BN, EPF/0563/22 - 95 Tycehurst Hill, Loughton, IG10 1BZ, EPF/0632/22 - 21 High Beech Road, Loughton, IG10 4BN and EPF/0654/22 - 231 High Road, Loughton, IG10 1AD, owing to comments received from the LRA Plans Group.

PL191 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 April 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/0734/22– 179-181 High Road and the licensing application in respect of Aura, 179-181 High Street, as members of the public were interested in this item.

PL192 Planning Application

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

192.1 Application No: EPF/0734/22

Officer: Muhammad Rahman

Applicant Name: MR HAKAN AKICI

Planning File No: 012359

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Proposed single storey rear extension with installation of extraction system with roof mounted fans and external stairs (Amendments to approved Planning permission ref: EPF/0648/21).

The Committee NOTED the contents of five 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 grounds that work had been undertaken that did not match the original application granted with conditions (EPF/0648/21) under delegated authority.

The installed extraction system, roof mounted fans and relocated external staircase have resulted in a detrimental effect to the street scene, amenities and privacy enjoyed by the neighbours which border the property at the rear, including those in Station Road.

It was also noted that the applicant had incorporated half of the neighbouring Dry Cleaners shop into the plans. There was no permission for this, and it leaves the Dry Cleaners without a Fire Escape.

The Committee strongly recommended that the Planning Authority enforce the previously granted application and that this should comply with the conditions imposed.

Members requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the extraction system and roof mounted fans to be completely screened from view, of all neighbours and the public, with suitable planting. Although it is clear that, the extraction system, stairs and walkway do cause such a negative impact on the amenity of all neighbours and the street scene, that nothing short of removal will suffice.

PL193 Licensing Applications

193.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of Aura, 179-181 High Road, Loughton, Essex, IG10 4LF.

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the residents living in neighbouring properties. Members believed the proposed licensing variation would result in an increase in capacity and noise pollution which would be detrimental to the area.

PL194 Matters for Report

194.1 Notices of Appeal

194.1.1 EPF/3145/21 – 1 Trevelyan Gardens, Goldings Hill, Loughton, IG10 2FB.

Proposal: Extension to the front of the property at the ground and first floor (ref: EPF/2447/21). (Appeal ref no: APP/J1535/D/22/3294889 – Min no PL142.1)

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

PL195 Planning Applications

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

195.1 Application No: EPF/2297/21

Officer: Kie Farrell

Applicant Name: Mrs Jane Musgrove

Planning File No: 003849

Location: 155 High Road, Loughton, IG10 4LF

Proposal: Retrospective consent for extraction flue to rear and extension to same.

The Committee deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application. The members were concerned that should the office spaces above at a later date be converted into flats that noise from the extraction system could be an issue.

Members recommended that the filtration system should be constantly maintained so as not to cause high emissions.

Application No: EPF/3312/21
Officer: Sukhvinder Dhadwar
Applicant Name: Mr and Mrs N Moylett
Planning File No: 005779
Location: 92 York Hill, Loughton, IG10 1JA
Proposal: Alterations and extensions to dwelling and associated work.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds whilst the application describes the development as alterations and extensions this is effectively a replacement dwelling, which does not follow the EFDC recommended Sustainability Guide.

The replacement dwelling would be an overdevelopment of the plot that will cause substantial harm to the character and function of this part of the York Hill Conservation Area and a loss of amenity to neighbours by means of its significant increase in depth, height and close proximity to the boundaries.

Application No: EPF/0392/22
Officer: Ian Ansell
Applicant Name: Mr Peter Tidmarsh
Planning File No: 001930
Location: Alderton County Junior and Infant School, Alderton Hall Lane, Loughton, IG10 3HE
Proposal: Installation of an Air Source Heat Pump.

The Committee had NO OBJECTION to this application.

Application No: EPF/0418/22
Officer: Sukhvinder Dhadwar
Applicant Name: Miss Evie Forbes
Planning File No: 031504
Location: 19 Meadow Road, Loughton, IG10 4HY
Proposal: Single storey rear extension to increase kitchen and internal amendments to include a utility and WC.

The Committee had NO OBJECTION to this application.

The committee recommended that the side window of the extension should be glazed with obscured glass to maintain the privacy of the neighbours.

Application No: EPF/0441/22
Officer: Muhammad Rahman
Applicant Name: Ellen Hayward-Dunn
Planning File No: 019311
Location: 28 Greensted Road, Loughton, IG10 3DL
Proposal: Erection of a first-floor side extension to form end of terrace dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that an additional dwelling would be an overdevelopment of the site and garden grabbing. It would result in a substandard and sized garden that would offer no amenity. It would be detrimental to the street scene and the neighbouring properties.

Further, the increase in the number of bedrooms is contrary to the 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 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/0480/22
Officer: Marie-Claire Tovey
Applicant Name: Mrs Angela Harding
Planning File No: 030156
Location: 88 Smarts Lane, Loughton, IG10 4BS
Proposal: Black wrought iron railing for front garden boundary between 88 and 90 Smarts Lane of a height between 1.4 and 1.5m

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that by reason of its height and design it is out of keeping with the character and street scene of this part of Smarts Lane which mainly has wooden picket fencing.

Application No: EPF/0507/22
Officer: Rhian Thorley
Applicant Name: Mrs Lisa Crowley
Planning File No: 031503
Location: 164 Roding Road, Loughton. IG10 3BS
Proposal: Proposed demolition of an existing rear, single storey kitchen. Single storey rear extension with a raised patio.

The Committee OBJECTED to this application on the grounds of the increased size of the proposed extension compared to the existing. Any extension to the property should not extend further than that existing at number 166 Roding Road.

Members commented on the poor quality of the drawings submitted for this proposal.

Application No: EPF/0519/22

Officer: Kie Farrell

Applicant Name: Mr and Mrs Favell

Planning File No: 014432

Location: 42 Church Hill, Loughton, IG10 1LA

Proposal: Demolition of existing single storey lean-to and erection of a single storey side & rear extension.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its design, scale and excessive depth was an overdevelopment of the site and would have an adverse effect on the neighbours at number 44 Church Hill.

Application No: EPF/0531/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Tom Stumbke

Planning File No: 017284

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Proposed demolition of an existing single storey side garage and erection of a new two storey side extension.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application stating that it would be an overdevelopment of a property of this size, and that would result in a loss of character and a terracing affect that would have a negative impact on the street scene.

The members would have no objection to a single-story extension.

Application No: EPF/0550/22

Officer: Kie Farrell

Applicant Name: Mr Andrei Sirghi

Planning File No: 015079

Location: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

Proposal: Proposed alteration of the front elevations and the erection of a summer house at the rear.

The Committee OBJECTED to this application on the grounds that the alterations to the front elevations would result in an excessive expanse of glass that would significantly increase light pollution, damaging the nearby forest.

Also these alterations would be completely out of keeping with the colonial style of all the neighbouring properties.

The proposed summer house would be an overdevelopment of the garden by reason of its bulk and size.

It would also require the thinning or removal of the thick green boundary, which would be unacceptable and negatively affect the privacy of the neighbour, and negatively impact the nearby Forest flora and fauna.

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

Application No: EPF/0555/22

Officer: Rhian Thorley

Applicant Name: Mr E Konesha

Planning File No: 031517

Location: 77 Monksgrove, Loughton, IG10 3LR

Proposal: Erection of a single storey extension and creation of a porch on the ground floor front elevation of the house.

The Committee OBJECTED to this application on the grounds that it was an overbearing, by reason of its size, which would result in the loss of amenity and detrimental effect to the neighbours.

The creation of a porch on the ground floor front elevation would be out of keeping with character of the properties located in Monksgrove and would negatively impact the street scene.

Application No: EPF/0563/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Bala Balendra

Planning File No: 015273

Location: 95 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: First floor extension over existing garage including second gable feature.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing is too close to the boundary to number 97. As such it closes the gap with its neighbour and represents an overdevelopment of the site.

Application No: EPF/0579/22

Officer: Rhian Thorley

Applicant Name: Mr and Mrs A Spencer

Planning File No: 022327

Location: 10 Broadstrod, Loughton, IG10 2SB

Proposal: Conversion of existing garage into a living room with rooflight.

Proposed single storey side extension to facilitate a single garage and home office. First floor obscured glazed side window to serve en-suite bathroom. Minor elevation changes to front entrance to facilitate new entrance hall design.

The Committee had NO OBJECTION to this application, providing that the green boundary is maintained.

Application No: EPF/0585/22

Officer: Rhian Thorley

Applicant Name: Mr M Talaie

Planning File No: 031481

Location: 66 Newmans Lane, Loughton, IG10 1TH

Proposal: Proposed 2 storey rear & side extension & a new porch.

The Committee OBJECTED to this application stating it would create a terracing effect by building up to the boundary, resulting in a detrimental effect on the street scene. It would be an overdevelopment of the property and would impact on neighbours at number 68.

Application No: EPF/0627/22

Officer: Muhammad Rahman

Applicant Name: Mr. Yasin Yaman

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Change of use from vacant shop (Class E) to takeaway (Sui Generis) with installation of an extractor flue to the rear and new shopfront.

The Committee OBJECTED to this application on the grounds that the proposed extractor system would not protect the amenity of the residents living in the properties above this site and would cause noise and smells for the residents.

Application No: EPF/0631/22

Officer: Alastair Prince

Applicant Name: Ms Nikki Baskin-Walsh

Planning File No: 031508

Location: 21 High Beech Road, Loughton, IG10 4BN

Proposal: Single storey side/rear extension.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height and bulk being too big and overbearing for the dwelling and will impact on number 23 High Beech Road.

Application No: EPF/0632/22

Officer: Alastair Prince

Applicant Name: Ms Nikki Baskin-Walsh

Planning File No: 031508

Location: 21 High Beech Road, Loughton, IG10 4BN

Proposal: Loft conversion with rear dormers and 3 roof lights to front roof slope.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roof addition is too bulky and detrimental to the townscape of this part of High Beech Road.

Application No: EPF/0642/22

Officer: Caroline Brown

Applicant Name: Mr Konrad Ziemski

Planning File No: 029820

Location: 37 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Application for Removal of condition 4 obscure glazing for EPF/1064/21. (Proposed two storey rear extensions with terracing and a lower ground floor and single storey side extensions, loft conversion involving side and rear dormer windows, rooflights and other minor alterations (amendment to approved application REF: EPF/0865/18).

The Committee NOTED that this application had been withdrawn by the applicant.

Application No: EPF/0654/22

Officer: Alastair Prince

Applicant Name: Specsavers

Planning File No: 011039

Location: 231 High Road, Loughton, IG10 1AD

Proposal: Installation of 1no. outdoor AC Condensing unit, to flat roof of the property (Revised application to EPF/0100/22)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that not much had changed since the applicants last application under application EPF/0100/22.

The Committee reiterated its previous comments made in respect of planning application EPF/0100/22, which were:

The Committee OBJECTED to this application stating it had been drawn to its attention that the existing plant on the roof was causing problems to nearby residents. The proposed AC unit was not accompanied by an acoustic report and, in the absence of this, was likely to cause further noise and disturbance to nearby residential occupiers, particularly in the summer when windows were left open. There was also no proposed screening of the plant.

On this basis, members considered the application should be refused due to the likely impact on the amenity of local residents by reason of noise and the visual impact.

The Committee requested officers take enforcement action against the existing plant and secure proper noise abatement and screening of all the plant on the roof.

Should the council find the plant to be acceptable, members requested stringent noise conditions be imposed along the following lines:

*Where noise emitted from the proposed plant and machinery will **not contain tones** or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm and shall be representative of the plant operating at its maximum.*

*Where noise emitted from the proposed plant and machinery will **contain tones** or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background*

noise, at a point 1 metre outside any window of any residential and other noise sensitive property.

The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant- specific noise level should be expressed as LAeqTm and shall be representative of the plant operating at its maximum.

The plant/machinery hereby permitted shall not be operated except between the hours of 8am to 7pm seven days a week.

Application No: EPF/0746/22

Officer: Muhammad Rahman

Applicant Name: Mr. Yasin Yaman

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: New externally illuminated sign in conjunction with change of use and new shopfront application under EPF/0627/22

The Committee had NO OBJECTION to this application.

The members expressed a concern that the lights should be shielded to the flats above and that a time for them to be extinguished should be in place.

Application No: EPF/0749/22

Officer: Robin Hellier

Applicant Name: Malcom Slade

Planning File No: 012752

Location: 39 Church Hill, Loughton, IG10 1QP

Proposal: TPO/EPF/21/86 (Ref: T1 & T2)

T1: Hawthorn & T2: Ash - Crown reduce 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.

195.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0594/22

Officer: Rhian Thorley

Applicant Name: Mr Jim Coppin

Planning File No: 006262

Location: 16 Oakwood Hill, Loughton, IG10 3EW

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with hip-to gable extension, rear facing dormer and front roof window.

Application No: EPF/0614/22

Officer: Rhian Thorley

Applicant Name: Mr and Mrs Large
Planning File No: 031506
Location: 19 Longfield, Loughton, IG10 4EE
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/0702/22
Officer: Rhian Thorley
Applicant Name: Laura Slight
Planning File No: 031516
Location: 2 Pyrles Green, Loughton, IG10 2NP
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/0760/22
Officer: Graham Courtney
Applicant Name: Mr Matthew Baker
Planning File No: 031200
Location: 236 Willingale Road, Loughton, IG10 2BX
Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension, porch and loft conversion with rear dormer.

- 195.3 Others – provided for information only: EPF/0505/22, EPF/0779/22, EPF/0810/22 and EPF/0811/22**
The Committee NOTED the information received from Epping Forest District Council.

PL196 Decisions

- 196.1 Decisions by Epping Forest District Council**
The Committee NOTED the Decisions for March 2022.

PL197 Licensing Applications

- 197.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, Essex, IG10 1AH.**

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, stating the proposed hours would be more appropriate to a restaurant or bar and would be too long for a shop of the nature to operate.

PL198 Enforcement and Compliance

- 198.1 Updates to reports previously received.**
No reports had been received.
- 198.2 Enforcement Cases: Loughton – Open & Closed – March 2022**
The Committee NOTED the confidential information received from Epping Forest District Council.

Signed:
Date: 16 May 2022