

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 18 JANUARY 2021 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 18 January 2021

Committee Members

Councillors: J Angold-Stephens (Chairman)
P Abraham T Cochrane C Davies
T Downing K Latchford S Murphy

Officer: Debra Paris (Planning Committee Clerk)

Apologies

There were no apologies for absence.

Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications EPF/2928/20 - 2 The Uplands; EPF/2937/20 - 4 Lucton Mews; EPF/2954/20 - 22 Alderton Hill; and EPF/2971/20 - 4 Goldings Hill, owing to comments received from the LRA Planning Group.

Planning Applications

The following planning applications were CONSIDERED by the Planning and Licensing Committee and the plans inspected.

- 1.1 **Application No:** EPF/2928/20
Officer: Muhammad Rahman
Applicant Name: Mr Gary Stone
Planning File No: 007030
Location: 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. The Committee NOTED the contents of 12 letters of objection.

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.

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.

Application No: EPF/2936/20

Officer: Caroline Brown

Applicant Name: Mr Darryl Reed

Planning File No: 003095

Location: 12 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing side extension and construction of ground floor rear and side extension and first floor rear extension. (Amended application to EPF/1990/20).

The Committee had NO OBJECTION to this application.

However, members expressed concern that the proposal would cause overlooking to the neighbour at no.11 at first floor level. Therefore, if the local authority is minded to approve this application, the Committee requested a condition that these windows should be obscure glazed.

Application No: EPF/2937/20

Officer: Brendan Meade

Applicant Name: Mr David Andrew Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Hip to gable loft conversion, two storey rear and single store side extension.

****AMENDED DESCRIPTION:** Hip to gable loft conversion with rear dormer, two storey rear and single storey side extension.**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application believing this to be an overdevelopment of the site. The 2 storey rear extension was of poor design, the flat roof on the first floor being out of keeping with surrounding properties.

The rear extension would also be imposing on the neighbours at both 134 Colson Road and 3 Lucton Mews.

Members however had NO OBJECTION to the proposed side extension.

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.

Application No: EPF/2954/20

Officer: Brendan Meade

Applicant Name: Mr S Mann

Planning File No: 013396

Location: 22 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed double storey front, double storey rear and part single storey rear extension, change of roof profile to create 1 small front dormer and rear dormer (Revised application to EPF/1971/20)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Epping Forest District Council have a holding objection for trees on this site and we would endorse this.

Members requested that should the local planning authority be minded to approve this application, that Side B (as labelled in the plans) should have obscure glazing at first floor level to prevent overlooking at number 20.

Application No: EPF/2971/20

Officer: Marie-Claire Tovey

Applicant Name: Dilek

Planning File No: 009223

Location: 4 Goldings Hill, Loughton, IG10 1LL

Proposal: Installation of an aluminium conservatory to front.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

1.2 **Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

Application No: EPF/2952/20

Officer: David Maguire

Applicant Name: Ms Katie Purser

Planning File No: 005162

Location: 4 Prescott Green, Loughton, IG10 2AQ

Proposal: Certificate of Lawful Development for a proposed loft conversion with rear dormer window and 2 roof lights to front.

Application No: EPF/2960/20

Officer: David Maguire

Applicant Name: Mrs Donna Smith

Planning File No: 030897

Location: 24 Southern Drive, Loughton, IG10 3BU

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

Application No: EPF/2962/20

Officer: Brendan Meade

Applicant Name: Mr Fred Lee

Planning File No: 000122

Location: 5 Spareleaze Hill, Loughton, IG10 1BS

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/2973/20

Officer: Marie-Claire Tovey

Applicant Name: Marie Munns

Planning File No: 024613

Location: 30 Highland Avenue, Loughton, IG10 3AH

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear facing dormer including Juliet balcony & front roof windows.

1.3 Others – provided for information only.

There were no applications listed under Others.

2 Matters for Report

2.1 Licensing Panel Decisions

2.1.1 Licensing Act 2003 – Gods Own Pizza 151 High Road, IG10 4LF

The Committee NOTED the information provided by Epping Forest District Council, the local licensing authority.

2.1.2 Licensing Act 2003 – The Hive, 38b Chigwell Lane, Loughton

The Committee NOTED the information provided by Epping Forest District Council, the local licensing authority.

3 Decisions

Decisions by Epping Forest District Council

Decisions for December 2020 received from Epping Forest District Council were noted by the Committee.

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
18 January 2021