

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 1 FEBRUARY 2021 – CANCELLED

COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 1 February 2021

Committee Members

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

Officer: Debra Paris (Planning Committee Clerk)

Apologies

Apologies for absence of comments submitted on these applications was received from Cllr Davies.

Declarations of Interest

Cllr Downing declared a non-pecuniary interest in planning application EPF/2997/20, 176 Forest Road, as he lives nearby. He would therefore not comment on this application.

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

- 1) EPF/2832/20, 55 Wellfields; EPF/2989/20, 17 Stony Path; EPF/3002/20, 47 Tycehurst Hill; and EPF/0012/21, 5 Woodcote Mews, owing to comments received from the LRA Planning Group; and
- 2) planning application EPF/2989/20, 17 Stony Path, as the architect was known to the council.

Planning Applications

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

- 1.1 **Application No:** EPF/2449/20
Officer: Caroline Brown
Applicant Name: Littlecroft Properties Ltd
Planning File No: 001877
Location: 9-11 High Beech Road, Loughton, IG10 4BN
Proposal: Change of use, conversion and enlargement of ground floor and first floor b1 offices to create 6 one bed flats, 1 two bed flat and 1 studio flat with 6 car parking spaces at the rear to serve the new flats and two existing flats.

The Committee OBJECTED to this application. There was a lack of amenity space provided for the residents of the new flats, and there were concerns for the overlooking of no 7 High Beech Road.

The proposal would result in increased traffic on Smarts lane which is narrow and congested. Inadequate parking provision had been provided to accommodate the residents and visitors of the new flats, adding further stress on the already congested roads of High Beech Road and Smarts Lane.

Further, 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.

If however the local planning authority was minded to approve this application, members requested that the following planning conditions is applied:

that the refuse bin site be relocated, to between parking spaces 2 and 3, which would be away from the gardens of residents on Smarts Lane, to protect their amenity;

and that the following request is considered:

that the Parking Authority be asked not to grant residents' permits for zone L3 to the occupants of the consented scheme, to alleviate further parking stress on existing residents in the vicinity.

Application No: EPF/2832/20

Officer: David Maguire

Applicant Name: Mr Joey Musaphia

Planning File No: 014566

Location: 55 Wellfields, Loughton, IG10 1PA

Proposal: New walls, railings and gates to boundary.

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 in a long row of houses, numbers 1-55, all with low walls or hedges. The railings would also serve as a visual obstacle to neighbouring properties, spoiling their outlook and the open, spacious aspect of this neighbourhood. Whilst the house to the right has high fencing and gates, as do its neighbours beyond, these houses are set well forward and are clearly different.

If the local planning authority is disposed to grant permission native planting behind the wall should be a condition to soften the impact on the street scene.

Application No: EPF/2888/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs King

Planning File No: 016240

Location: 64 Sedley Rise, Loughton, IG10 1LT

Proposal: A single storey side extension and a rear loft conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2989/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Georgio

Planning File No: 007999

Location: 17 Stony Path, Loughton, IG10 1SJ

Proposal: Removal of existing roof and construction of a higher roof, rear dormer and new pitched roof over rear first-floor projection.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the front roof profile was out of character with the street scene. The dressing room first floor rear extension would result in shadowing of the neighbour's garden.

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/2990/20

Officer: Robin Hellier

Applicant Name: Beavis

Planning File No: 002705

Location: 7 Ashfields, Loughton, IG10 1SB

Proposal: TPO/CHI/02/68

T1: Oak - Crown reduce western facing crown by up to 1.5m, as specified.
Crown lift to give 2m clearance over garage roof, 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/2997/20

Officer: Brendan Meade

Applicant Name: Mr Daniel Bezani

Planning File No: 030401

Location: 176 Forest Road, Loughton, IG10 1EG

Proposal: Proposed rear first floor extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3002/20

Officer: Muhammad Rahman

Applicant Name: Tanya Pasichnyk

Planning File No: 026203

Location: 47 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed ground floor rear extension, partial raising of end walls to gable extending ridge line with rear dormer and front rooflights.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the roofline along this part of Tycehurst Hill was quite consistent. This proposal, due to its height, massing and bulk was out of keeping with the street scene.

Application No: EPF/3011/20

Officer: Robin Hellier

Applicant Name: Karrelle Dixon

Planning File No: 004208

Location: 3 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/09/16

T1: Oak - Crown reduce by up to 2m, as specified.

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

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

Application No: EPF/3020/20

Officer: Zara Seelig

Applicant Name: Mr Martin Senaris

Planning File No: 030402

Location: 30 St Johns Road, Loughton, IG10 1RZ

Proposal: 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.

Application No: EPF/3052/20

Officer: Zara Seelig

Applicant Name: Mrs Karen Guenzi

Planning File No: 019869

Location: 46 Tycehurst Hill, Loughton, IG10 1DA

Proposal: 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/3054/20

Officer: Alastair Prince

Applicant Name: Mr Tony Clark

Planning File No: 024016 000703 024

Location: Land at Barncroft Road, Loughton, IG10 3EY

Proposal: Removal of condition 7 'Ecological Monitoring' on application EPF/0219/19 (Erection of a 2 unit, 2 storey dwelling house with private gardens, including 2 no. off street parking spaces and bicycle parking with separate waste bin area)

The Committee had NO OBJECTION to this application.

Application No: EPF/3057/20

Officer: Brendan Meade

Applicant Name: Mr Haresh Sellaturay

Planning File No: 018039

Location: 63 The Crescent, Loughton, IG10 4PU

Proposal: Proposed single storey rear extension, conversion of part detached garage to living accommodation.

The Committee had NO OBJECTION to this application.

Members requested that if the local planning authority was minded to approve this application, a condition be imposed that the garage conversion remains ancillary to the main dwelling.

Application No: EPF/3061/20

Officer: Muhammad Rahman

Applicant Name: Mr. Alan Green

Planning File No: 003487

Location: 13 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling. Proposed 2 storey replacement dwelling with crown roof over, insert garage to front and rear flat roof dormer. The Committee OBJECTED to this application on the grounds that the proposal was out of keeping with the surrounding houses and the street scene. The proposal would result in the loss of an existing bungalow, which is contrary to policy H1 of the Local Plan Submission Version 2017 and the guidance contained within the National Planning Policy Framework.

Furthermore, 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/3066/20

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs J Lock

Planning File No: 030497

Location: 103 Whitehills Road, Loughton, IG10 1TU

Proposal: Proposed rear terrace. Finished level 500mm above ground level

The Committee had NO OBJECTION to this application.

Application No: EPF/0008/21

Officer: Muhammad Rahman

Applicant Name: Mr Paul Kemp

Planning File No: 026219

Location: 48 Spring Grove, Loughton, IG10 4QD

Proposal: Single storey rear extension and first floor rear infill extension (Revised application to EPF/2410/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/0012/21

Officer: Robin Hellier

Applicant Name: Mrs Julie Rolls

Planning File No: 000288

Location: 5 Woodcote Mews, Loughton, IG10 4QS

Proposal: TPO/EPF/04/98 (Ref: T113-T118)

T1-T5: 5 x Poplars - Fell & replace, as specified.

The Committee NOTED the contents of a letter of objection.

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

Members commented that no arboricultural report had been submitted to substantiate the claim of damage to the patios stated in the application.

Application No: EPF/0026/21

Officer: Ian Ansell

Applicant Name: Mr T Claridge

Planning File No: 012453

Location: Royal Oak House, Forest Road, Loughton, IG10 1EG

Proposal: Retention of external lighting installed on completed development granted under EPF/0199/18 and previous applications for residential redevelopment of former public house site.

Members deplored the retrospective nature of this proposal.

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/3003/20

Officer: David Maguire

Applicant Name: Carol Penniall

Planning File No: 003229

Location: 53 The Uplands, Loughton, IG10 1NQ

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

Application No: EPF/3015/20

Officer: Brendan Meade

Applicant Name: Mr & Mrs Golstein

Planning File No: 008882

Location: 72 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for a Certificate for Lawful Development for a proposed construction of a single storey building (Revised application to EPF/2419/20)

Application No: EPF/0002/21

Officer: David Maguire

Applicant Name: Mrs E Petrova

Planning File No: 022415

Location: 12 Paley Gardens, Loughton, IG10 2AN

Proposal: Application for a Lawful Development Certificate for a proposed construction of a loft conversion with rear dormer.

Application No: EPF/0015/21

Officer: David Maguire

Applicant Name: P

Planning File No: 030408

Location: 67 High Beech Road, Loughton, IG10 4BN

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

1.3 Others – provided for information only EPF/3044/20, and EPF/0140/21

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

2 Matters for Report

2.1 Notices of Appeal

2.1.1 EPF/1483/20 – 27 Algiers Road, Loughton, IG10 4NG. Proposal: Replacement outbuilding. (Appeal ref no: APP/J1535/D/20/3263989 – Note No PL1.1. – 24/08/20)

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

2.1.2 EPF/2905/19 – Epping Forest College, Library and Middle Building, Borders Lane Loughton IG10 3SA – Proposal: Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development. (Appeal ref no: APP/J1535/W/20/3258787 – Min no PL824.1)

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments on this application, which were:

The Committee noted the contents of 19 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- *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.*
- *The proposal was out of keeping with the street scene being very monolithic and out of character with the area. The five storeys were considered too high and overbearing.*
- *The increase in the number of dwellings to 139 from the proposed 111 in the Local Plan (25%) was excessive.*
- *Block C was situated too close to the neighbouring housing causing loss of amenity to residents in College and Leaden Close. The obscured glass proposed for the bedrooms of the new dwellings would not provide sufficient amenity or light to the residents of these new homes.*
- *The development could generate approximately 334 residents. The impact this would have on the local health service has not been sufficiently mitigated and the local doctor's surgeries would not cope.*
- *There are insufficient school places to accommodate the number of extra residents this proposal would attract.*
- *The proposed security, in particular, bollard lighting is not recommended by the police for safety reasons. Furthermore, this type of lighting encourages vandalism, with them being at a height appropriate to be kicked and smashed. The height is also below the sightline for many elderly people, making them a hazard causing falling.*
- *There is insufficient parking for the proposed number of residents and no allocation for visitor parking. Underground parking also attracts anti-social behaviour, so is best avoided.*
- *The proposed access onto Borders Lane is dangerous.*
- *Traffic in Borders Lane is already too heavy during peak hours and would be further intensified.*

There is inadequate public transport in this area. The Central Line (at Debden Station) is already overcrowded during peak hours. There are no buses servicing Borders Lane after 7pm.

2.1.3 EPF/0379/20 - Epping Forest College, Former Playing Fields, Borders Lane Loughton IG10 3SA – Proposal: 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 and other associated development. (Appeal ref no: APP/J1535/W/20/3263876 – Min no PL869.1)

The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments on this application, which were:

The Committee NOTED the contents of 14 letters of objection.

The Committee OBJECTED to this application on the following grounds: Members refuted that the design closely related to the character, appearance and scale of the surrounding area. The proposed buildings are monolithic and wholly out of character. The blocks, at up to 5 storeys, are too high and overbearing. The nearby college buildings represent a different use which does not justify the proposed height and bulk of this application. The proposed development is domestic and should take its design lead from the height and bulk of the surrounding residential dwellings, which are predominantly red brick two storey residential homes with traditional pitched roofs.

The development would incur a significant impact on waiting lists for local health centres. Local surgeries are already oversubscribed with residents experiencing great difficulty in getting appointments. There is no evidence that these can be extended to meet the extra demand this proposal would create. No health impact assessment (HIA) had been submitted with this proposal.

Local schools are already over-subscribed and this proposal would impact further on local education provision.

Loughton has inadequate public transport, particularly along Borders Lane, with no bus service available along the road after 7pm. The Central line service has recently been reduced and this proposal would exacerbate the already overcrowded trains. The service would not be able to cope with additional commuters.

The proposed access to the site, being on a bend of a narrow busy road and too close to the college parking, would be dangerous for pedestrians and other car users during the rush hour.

The proposal for 28 Shared Ownership and 57 Affordable Rented units requires assurances that the viability report was undertaken in accordance with RICS guidance.

This site requires an Environmental Impact Assessment.

The Committee is concerned that, as the proposed Wellness Centre is part of the college, later on in the planning process the promises of public access would be rescinded. The centre would also attract additional traffic and congestion causing parking difficulties for existing nearby residents.

The development includes 198 parking spaces and would also attract visitors in cars, thus causing a significant and wholly unacceptable impact to the air quality on the SAC. The effect would be particularly severe from queuing traffic on the A121. Existing congestion in this area is already at unacceptable levels and this part of Loughton cannot sustain any increase in vehicular traffic.

Members referred to the recent appeal decision for the proposal at 13-15a Alderton Hill (Appeal Ref: APP/J1535/W/18/3203410), which cited the effect on the SAC as grounds for dismissing the appeal. It was noted that this development is far larger than that proposal. The proposal for paying a sum of money is inadequate to overcome the legitimate concerns regarding the impact on the Epping Forest SAC.

The scheme represents an overdevelopment of the site, being 30% larger than the draft plan allows and would cause significant harm to the forest, congestion on the local roads and for nearby residents. This is a cherished open space that is well used by the local community.

*Luctons Field is virgin land having never been built on and is a vital part of the urban open space (it is zoned as this in the 1998 Local Plan). It is the Green Meadow of the seminal nature work *Unto the Fields* by Donald Gillingham, published 1953. This is a valuable green asset, the nature of which helps to minimise the pollution suffered by the City of London, which can be viewed from this exact location.*



The Chairman of the Planning & Licensing Committee indicated that a representative would wish to participate in the Public Inquiry in respect of this application (and EPF/2905/19); and further comments may also be submitted to the Appeal Inspectorate by the due date of 19 February 2021.

3 Decisions

Decisions by Epping Forest District Council

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

4 Licensing Applications

No applications had come to the attention of officers.

5 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
1 February 2021