

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MEETING 1 MARCH 2021 – CANCELLED**

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY  
Monday 1 March 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**

No apologies for absence were received.

**Declarations of Interest**

The Committee declared a non-pecuniary interest in the following planning applications EPF/0212/21, 10 Barncroft Green; EPF/0219/21, Warren Hill Lodge, Manor Road; EPF/0241/21, 3 Sparelease Hill; EPF/0265/21, 22 Roding Gardens and EPF/0271/21, 27 Upper Park; and item 4.1.1, application for a street trading licence for Chunkyz, Loughton Club Car Park, 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/0004/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Littlechild

**Planning File No:** 009713

**Location:** 4 Coteford Close, Loughton, IG10 2NT

**Proposal:** Proposed erection of a rear shed/outbuilding. (Revised application to EPF/0947/20).

Members commented on the inadequacy of the drawings.

The Committee OBJECTED to this application on the grounds that it was too high and bulky. It was an overdevelopment of the garden, that would have a detrimental effect on the amenity of neighbouring properties.

**Application No:** EPF/0079/21

**Officer:** Robin Hellier

**Applicant Name:** Lee

**Planning File No:** 008796

**Location:** 20 Alderton Hill, Loughton, IG10 3JB

**Proposal:** TPO/EPF/19/06 (Ref: T1)

T2: Oak - Crown reduce, as specified.

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

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/0149/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Hodkinson Hodkinson  
**Planning File No:** 030146  
**Location:** 25 Fallow Fields, Loughton, IG10 4QP  
**Proposal:** Demolish existing rear conservatory and replace with new rear larger conservatory Structure.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0170/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Michael Lopez  
**Planning File No:** 011996  
**Location:** Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN  
**Proposal:** Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas. Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom. Alterations to existing dormer on North East elevation. Single storey rear extension with new hipped roof. (Revised application to (EPF/2297/20).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0171/21  
**Officer:** Brendan Meade  
**Applicant Name:** Ms Shabnam Sinha  
**Planning File No:** 030798  
**Location:** 1 The Square, Loughton, IG10 3FE  
**Proposal:** Proposed side conservatory. (Revised application to EPF/1558/20).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0204/21  
**Officer:** Alastair Prince  
**Applicant Name:** Mr & Mrs R Coulson  
**Planning File No:** 031041  
**Location:** 6 Roundmead Close, Loughton, IG10 1QD  
**Proposal:** First floor extension above existing front single storey part (old garage), single storey rear and side extension, and two storey side staircase extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0206/21  
**Officer:** David Maguire  
**Applicant Name:** Ms Izabela Honeyman  
**Planning File No:** 031031  
**Location:** 15 Newnham Close, Loughton, IG10 4JG  
**Proposal:** Part single part two storey side and rear extension with raised terrace.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0212/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Glen Smith  
**Planning File No:** 020805  
**Location:** 10 Barncroft Green, Loughton, IG10 3ET  
**Proposal:** Proposed new dwelling and alterations to fenestration on existing house.

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.

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/0219/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Carine Morgan  
**Planning File No:** 001605  
**Location:** Warren Hill Lodge, Manor Road, Loughton, IG10 4RP  
**Proposal:** New double garage and boiler room  
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0222/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr Kurt  
**Planning File No:** 010363  
**Location:** 11 Goldings Road, Loughton, IG10 2QR  
**Proposal:** Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0223/21  
**Officer:** Alastair Prince  
**Applicant Name:** Mr and Mrs Holland  
**Planning File No:** 031040  
**Location:** 4 Avenue Gate, Loughton, IG10 4QN  
**Proposal:** Proposed single storey rear/side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0239/21  
**Officer:** Alastair Prince  
**Applicant Name:** Mr Hiten Sheth  
**Planning File No:** 017007

**Location:** 67 The Lindens, Loughton, IG10 3HT  
**Proposal:** Loft conversion with dormers.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0241/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr Kelly  
**Planning File No:** 016471  
**Location:** 3 Sparelease Hill, Loughton, IG10 1BS  
**Proposal:** Proposed first floor side extension. (Amended application to EPF/2313/20).  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was right up to the boundary so would overhang the neighbour's property at No 5. It was an overdevelopment cramped on the site.

**Application No:** EPF/0265/21  
**Officer:** David Maguire  
**Applicant Name:** Mr Adrian Wallis  
**Planning File No:** 024036  
**Location:** 22 Roding Gardens, Loughton, IG10 3NH  
**Proposal:** Garage conversion.  
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0271/21  
**Officer:** Brendan Meade  
**Applicant Name:** Mr Blair  
**Planning File No:** 021711  
**Location:** 27 Upper Park, Loughton, IG10 4EY  
**Proposal:** Rear & side, single storey garage extension.  
The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0276/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Nick Cole  
**Planning File No:** 011195  
**Location:** 11 The Uplands, Loughton, IG10 1NQ  
**Proposal:** Proposed two storey rear extension & alterations. (Revised application to EPF/2975/19).

The Committee had NO OBJECTION to this application. However, members deplored the retrospective nature of this proposal.

## 1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

**Application No:** EPF/0157/21  
**Officer:** David Maguire  
**Applicant Name:** MS Chloe Blinman  
**Planning File No:** 030434  
**Location:** 44 Lushes Road, Loughton, IG10 3QB

**Proposal:** Application for a Lawful Development Certificate for a proposed single storey rear & side extensions.

**Application No:** EPF/0186/21

**Officer:** David Maguire

**Applicant Name:** Mr Charles Ross

**Planning File No:** 030429

**Location:** 15 Shaftesbury, Loughton, IG10 1HN

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer including Juliet balcony.

**Application No:** EPF/0205/21

**Officer:** David Maguire

**Applicant Name:** Ms Izabela Honeyman

**Planning File No:** 030431

**Location:** 15 Newnham Close, Loughton, IG10 4JG

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion with a construction of a gable end, rear dormer & x2 no. rooflights & erection of an outbuilding to house swimming pool at the rear.

**Application No:** EPF/0207/21

**Officer:** Brendan Meade

**Applicant Name:** Laura Knox

**Planning File No:** 031035

**Location:** 74 Smarts Lane, Loughton, IG10 4BS

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion with a rear facing dormer & a front roof window.

**1.3 Others – provided for information only EPF/0208/21.**

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

**2 Matters for Report**

**2.1 Notices of Appeal**

**2.1.1 EPF/2628/20: 12 Carroll Hill, Loughton, IG10 1NJ. Proposal:**

**Proposed ground and first floor extensions and provision of a new pitched roof. (Revised application to EPF/0986/20). (Appeal Ref No: APP/J1535/D/21/3267297 - Min no PL1.1 (14/12/20).**

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

**2.1.2 EPF/1485/20: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ. Proposal:**

**Proposed alterations & extensions to a detached house, including first floor extension over garage & utility, first floor back extension over back of kitchen & detached garage with guest bedroom & ensuite. (Appeal Ref: APP/J1535/D/20/3262261 – Min no PL1.1 – 07/09/20)**

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

**2.2 Notice of Withdrawn Application**

**2.2.1 EPF/3054/20: Land at Barncroft Road, Loughton, Essex, 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). (Min no PL1.1 – 01/02/2021.)**

The Committee NOTED that this application had been withdrawn by the applicant.

**3 Decisions**

**Decisions by Epping Forest District Council**

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

**4 Licensing Applications**

**4.1 Notice of application for a new Street Trading Licensing Consent for the sale of hot and cold food and drinks: Chunkyz, Loughton Club Car Park, 8 Station Road, Loughton, IG10 4NZ**

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

The Committee had NO OBJECTION to this application for a new street trading licence, subject to planning permission being obtained for the van to be parked on the forecourt of Loughton Club.

**5 Enforcement and Compliance**

No cases were reported.

**Mark Squire**  
**TOWN CLERK**  
1 March 2021