

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 15 MARCH 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 15 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:

- i. EPF/0207/20, 25 Mornington Road; and EPF/0284/21, Aubrey House, Unit 2, 165 H High Road, owing to comments received from the LRA Planning Group; and
- ii. EPF/0282/21, 65A Alderton Hill, as the architect was known to them.

Planning Applications

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

1.1 Application No: EPF/0207/20

Officer: Muhammad Rahman

Applicant Name: Mr Steven Webster

Planning File No: 001998

Location: 25 Mornington Road, Loughton, IG10 2AW

Proposal: Proposed 7 self-contained flats.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the site, providing no amenity space in the cramped living accommodation or adequate space for bins, bicycles etc.

The development would set an undesirable precedent. This is a residential street surrounded by two/three bedroom houses and one bedroom flats. The proposed conversion would have a detrimental effect on neighbours' amenity, particularly in the adjoining property which would have three separate dwellings including kitchens against its dividing wall.

Members expressed concern that there was no evidence to show this site had been granted permission to operate as a house of multiple occupancy, as indicated by the applicant, and requested that the application be brought to the attention of Planning Enforcement.

The Committee noted that the parking survey had been undertaken in August 2020, during the summer holidays, therefore it did not take into account

Thomas Willingale School parking and the safety of children; nor did it reflect usual commuter parking due to Covid-19 restrictions being in force, whereby most people would have been working from home.

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/0163/21
Officer: Caroline Brown
Applicant Name: Mr J Raja
Planning File No: 004943
Location: 66 Alderton Hill, Loughton, IG10 3JB
Proposal: Demolition of existing and replacement with 5 bed dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/0282/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Nadeem & Sanam Siddique
Planning File No: 017406
Location: 65A Alderton Hill, Loughton, IG10 3JD
Proposal: Two storey front extension, front dormer enlargement and garage extension for two cars. New flat roof with a lantern over the existing conservatory, change of roof material to slate, upgrading the existing windows & internal alterations. (Amended application to EPF/1798/20).

The Committee OBJECTED to this application, referring to the Tree Officer's holding objection and the potential problem with tree removal.

Members also expressed concern that the design would cause an unacceptable amount of light pollution to flora and fauna due to the proposed large expanses of glass at the front and rear. This would also have a negative effect as it is situated next to the historic and therefore unspoilt Alderton Hall.

Application No: EPF/0284/21
Officer: Muhammad Rahman
Applicant Name: Miss C Sidoli
Planning File No: 007759
Location: Aubrey House, Unit 2, 165 H High Road, Loughton, IG10 4LF
Proposal: Application for installation of air-conditioning unit on flat roof and variation of Condition 3 'opening hours' as per EPF/1162/19.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the potential noise and disturbance of air conditioning units being switched on when residents above would be sleeping and clients arriving at 6am was not acceptable. The application stated that air conditioning would be switched on at this time therefore opening should be limited at all times to after 7.30am.

Application No: EPF/0329/21
Officer: Caroline Brown
Applicant Name: Mr L Comparini

Planning File No: 014288

Location: 20 Valley Hill, Loughton, IG10 3AE

Proposal: Rear single storey extension with flat roof and roof lantern.

The Committee had NO OBJECTION to this application.

Application No: EPF/0390/21

Officer: Muhammad Rahman

Applicant Name: Mr John Boughton

Planning File No: 015947

Location: 38 Wellfields, Loughton, IG10 1NY

Proposal: Proposed extension on front elevation to create a ground floor shower room & a new cover porch & the introduction of an electric vehicle charging point.

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/0083/21

Officer: David Maguire

Applicant Name: Mr Jason Cotrina-Vasquez

Planning File No: 029819

Location: 7 Honeycroft, Loughton, IG10 3PR

Proposal: Application for Lawful Development Certificate for a proposed loft conversion (partial removal of existing roof for a new dormer).

Application No: EPF/0277/21

Officer: David Maguire

Applicant Name: Mr Dimitar Grable

Planning File No: 019427

Location: 18 Mannock Drive, Loughton, IG10 2JA

Proposal: Certificate of lawful development for proposed outbuilding (Revised application to EPF/2742/20)

Application No: EPF/0283/21

Officer: David Maguire

Applicant Name: Mr David Yearwood

Planning File No: 031023

Location: 26 Poundfield Road, Loughton, IG10 3JN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer, skylight & a Juliet balcony.

Application No: EPF/0338/21

Officer: David Maguire

Applicant Name: Mr Eleftherios Kokkonas

Planning File No: 031058

Location: 9 Nevill Way, Loughton, IG10 3BG

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

Application No: EPF/0351/21

Officer: Zara Seelig

Applicant Name: Charlotte Hill

Planning File No: 018394

Location: 12 Rochford Green, Loughton, IG10 2BT

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

Application No: EPF/0355/21

Officer: David Maguire

Applicant Name: Mr Selahattin Cicek

Planning File No: 030405

Location: 46 Ibbetson Path, Loughton, IG10 2AS

Proposal: Application for a Lawful Development certificate for proposed internal alterations to facilitate change of use from C3 dwelling to C4 HMO.

Application No: EPF/0378/21

Officer: Zara Seelig

Applicant Name: Ms Andrea Lopez de Pablo Hernando

Planning File No: 024722

Location: 6 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Application for a Lawful Development certificate for a proposed roof window (cabrio type) to the front roof slope.

- 1.3 **Others – provided for information only** EPF/0469/21 and EPF/0557/21. The Committee NOTED the information received from Epping Forest District Council.

2 Matters for Report

2.1 Notices of Appeal

2.1.1 **EPF/2451/20: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH.**

Proposal: Ground floor rear extension and two storey infill extension to western side, loft conversion including raising of ridge and rear dormers and new front gable feature and amendments to fenestration. (Appeal Ref No: APP/J1535/D/21/3267868 - Min no PL1.1 (30/11/20).

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

2.1.2 **EPF/2121/20: 7 Kenilworth Gardens, Loughton, IG10 3AG.**

Proposal: Proposed first floor side/rear extension and single storey rear extension. (Appeal Ref: APP/J1535/D/20/3268003 – Min no PL1.1 – 02/11/20)

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

2.2 Notice of Withdrawn Application

2.2.1 **EPF/0239/21: 67 The Lindens, Loughton, IG10 3HT. Proposal: Loft conversion with dormers. (Min no PL1.1 – 01/03/2021.)**

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

3 Notice of Tree Preservation Orders

3.1 **Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/03/20 At: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF**

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

3.2 Town & Country Planning Act 1990, Regulation 3(1) – Tree Preservation Order TPO/EPF/03/21 At: 39 Albion Hill, Loughton, IG10 4RD

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

4 Decisions

Decisions by Epping Forest District Council

Decisions for February 2021 were NOTED by the Committee.

5 Licensing Applications

No applications had come to the attention of officers.

6 Enforcement and Compliance

No cases were reported.

Mark Squire
TOWN CLERK
15 March 2021