

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MEETING 29 MARCH 2021 – CANCELLED

**COMMENTS SUBMITTED UNDER POWERS OF DELEGATED AUTHORITY
Monday 29 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

Cllr Abraham declared a non-pecuniary interest in agenda item 4.1.1, Licensing Application in respect of Glam Management Limited – 4 Day Music Event at Roding Valley High School, as he lives nearby. He would therefore not comment on this application.

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

EPF/2863/20, 61 Roundmead Avenue; EPF/0240/21, 35 & 37 Hatfields;
EPF/0296/21, 37 Forest View Road; EPF/0402/21, 200 High Road;
EPF/0418/21, 13-17 High Beech Road, EPF/0436/21, 152 High Road,
EPF/0493/21, 8 Chester Close and EPF/0550/21, 8 Stanmore Way,

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/2863/20

Officer: Muhammad Rahman

Applicant Name: Mr Shanil Shivji

Planning File No: 016966

Location: 61 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Two storey rear and loft extensions including creation of first floor terrace.

The Committee NOTED the contents of four letters of objection.

The Committee OBJECTED to this application on the following grounds:

- This proposal would be an overdevelopment of the site doubling the size of the ground floor.
- The design was out of keeping with neighbouring properties especially from the rear.
- The roof design requires adapting to provide a proper progression down the slope.

- The first floor terrace would cause overlooking onto both neighbours.
- There is a very large shed (3.22m x 7.17m) to be built which is not shown in the plans.
- Roundmead Avenue is a narrow road with existing on-street parking problems. Parking on site was for 2 cars, which would be inadequate for the number of proposed bedrooms.
- The addition of bedrooms with en-suite bathrooms from 3 to 6 would double the potential occupancy. Therefore, 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/0240/21

Officer: Zara Seelig

Applicant Name: Mr Staucean

Planning File No: 013073 (37)

Location: 35 and 37 Hatfields, Loughton, IG10 1TJ

Proposal: Part single storey and part two storey rear and side extensions to both properties including Juliet balconies at first floor. New front entrance porch and small front extension to No 35. New small front extension to No 37. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be overbearing on the neighbours and would cause a terracing effect.

The existing parking congestion problems in this area would be exacerbated by these additions.

Each house would increase the current 3 bedrooms to 5. Therefore, 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/0296/21

Officer: Brendan Meade

Applicant Name: KMDS Designs

Planning File No: 019463

Location: 37 Forest View Road, Loughton, IG10 4DX

Proposal: Part single storey part two storey rear extension and loft conversion including ridge raise. (Revised application to EPF/1376/20).

**** AMENDED DRAWINGS RECEIVED FOR CONSIDERATION FOR THIS APPLICATION****

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that although a small amendment had been made to the plans refused by the local planning authority (under application EPF/1376/20) there had been no change to the proposed height of the roof which would affect the street scene.

Due to the increase in the number of bedrooms, 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/0320/21
Officer: Zara Seelig
Applicant Name: Mr P Guthrie
Planning File No: 031080
Location: 20 Algers Close, Loughton, IG10 4NH
Proposal: Ground floor rear extension.

The Committee OBJECTED to this application stating that it would be unacceptable for the neighbours, both above and adjacent, as it would reduce their amenity and make their properties less secure.

The proposal would remove the symmetry and styling of the whole block; and be detrimental to the authenticity of these period apartments.

Application No: EPF/0392/21
Officer: Ian Ansell
Applicant Name: Mr Matthew Navin
Planning File No: 013161
Location: 273 High Road, Loughton, IG10 1AH
Proposal: Advertisement consent for externally illuminated fascia sign and internally illuminated hanging sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0395/21
Officer: Marie-Claire Tovey
Applicant Name: Mr M Baker
Planning File No: 031073
Location: 29 Rookwood Gardens, Loughton, IG10 2DQ
Proposal: Erection of two storey side, single storey front & rear extensions, loft conversion with a rear dormer including Juliet balcony and front rooflights.

The Committee had NO OBJECTION to this application.

Application No: EPF/0396/21
Officer: Zara Seelig
Applicant Name: C Devereux
Planning File No: 031074
Location: 5 Trevelyan Gardens, Loughton, IG10 2FB
Proposal: Erection of a ground floor, single storey rear extension & a side canopy.

The Committee had NO OBJECTION to this application.

Application No: EPF/0402/21

Officer: Muhammad Rahman

Applicant Name: Mr Imran Ahmed

Planning File No: 002443

Location: 220 High Road, Loughton, IG10 1ET

Proposal: Change of Use from a A3 bakers shop to a takeaway (Sui Generis) Indian food restaurant, new shopfront and roof mounted filtered extraction unit to rear.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed positioning of the extraction units would have a detrimental effect on the occupants of the properties above. Members drew the attention of the Planning Officer to the Air Quality Officer's report.

Furthermore, Centric Parade is a prime retail location. The Committee do not consider a takeaway use would support the shopping function, as this use would be mainly in the evening when the shops are closed. There are many empty units elsewhere in more secondary locations where this sort of use would be more appropriate.

Application No: EPF/0406/21

Officer: Alastair Prince

Applicant Name: Mr Loukil

Planning File No: 031069

Location: 21 Deepdene Path, Loughton, IG10 3PT

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

This application had been incorrectly listed on the local planning authority's weekly list; it should have been listed under Deemed Permission – for information only. Comments therefore were not required from the Loughton Town Council Planning Committee.

Application No: EPF/0418/21

Officer: Caroline Brown

Applicant Name: Mr Richard Rains

Planning File No: 001877

Location: 13-17 High Beech Road, Loughton, IG10 4BN

Proposal: Erection of a third floor to provide two flats.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. Members commented that properties along this part of High Beech Road are consistent in height. The proposed extra storey would be incongruous and detrimental to the visual townscape of this part of High Beech Road, and the long views down from the higher parts of the road.

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.

Application No: EPF/0421/21
Officer: Brendan Meade
Applicant Name: Ms Shanaz Faqir
Planning File No: 030877
Location: 2 Hillyfields, Loughton, IG10 2JS
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application. However, members expressed concern regarding building right up to the boundary, as this would mean gutters overhanging the neighbour's property.

Application No: EPF/0436/21
Officer: Muhammad Rahman
Applicant Name: Mr P Holmes
Planning File No: 005701
Location: 152 High Road, Loughton, IG10 4BE
Proposal: Change of use of office to residential.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that such a development would limit the future commercial use of the shop to the front. The loss of the rear part of the premises would mean all future loading and servicing having to take place on the main road resulting in further congestion on the High Road.

The proposal provides no parking provision or amenity space. Without proper soundproofing the occupants of the residential unit would be negatively impacted by the commercial use of the property.

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/0461/21
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs King
Planning File No: 016240
Location: 64 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0492/21
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Naidoo
Planning File No: 030864
Location: 4 Foxley Close, Loughton, IG10 2HU

Proposal: Proposed new single and double storey side extensions, a rear first floor extension and new porch. (Revised application to EPF/2618/20).

The Committee OBJECTED to this application stating that the proposal would be overbearing on the neighbours and cramped on the site.

Application No: EPF/0493/21

Officer: David Maguire

Applicant Name: Mr and Mrs R Saramaka

Planning File No: 026692

Location: 8 Chester Close, Loughton, IG10 2LP

Proposal: Proposed vehicle crossover including dropped kerb.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The proposed crossover would cause a loss of parking spaces and make access to the disabled bay very difficult.

There was no plan for the protection of the tree roots that would extend under the crossover either during or after the construction when vehicles would continually cross above.

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/0499/21

Officer: Ian Ansell

Applicant Name: Mr Matthew Navin

Planning File No: 013161

Location: 273 High Road, Loughton, IG10 1AH

Proposal: New shopfront.

The Committee had NO OBJECTION to this application.

Application No: EPF/0531/21

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 and additional vehicle crossover.

The Committee OBJECTED to this application on the grounds that the proposed increase from 3 bedrooms to 5 in this 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/0550/21

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of an existing bungalow and replacement with two chalet bungalows.

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.

1.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0407/21

Officer: Alastair Prince

Applicant Name: Mr Loukil

Planning File No: 031069

Location: 21 Deepdene Path, Loughton, IG10 3PT

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

Application No: EPF/0445/21

Officer: David Maguire

Applicant Name: Mr McHugh

Planning File No: 003567

Location: 2 Elmhurst Way, Loughton, IG10 3DG

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

Application No: EPF/0510/21

Officer: Brendan Meade

Applicant Name: Ms Jennie Write

Planning File No: 031079

Location: 97 Burney Drive, Loughton, IG10 2DY

Proposal: Certificate of lawful development for a proposed single storey side extension.

Application No: EPF/0511/21

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. (Revised application to EPF/3003/20)

Application No: EPF/0533/21

Officer: David Maguire

Applicant Name: Mr and Mrs Rogers

Planning File No: 024232

Location: 97 Staples Road, Loughton, IG10 1HR

Proposal: Certificate of Lawful Development for proposed garden room for use as office.

Application No: EPF/0545/21

Officer: Marie-Claire Tovey

Applicant Name: Sandra Finlay-St. John

Planning File No: 031088

Location: 18 Oakwood Hill, Loughton, IG10 3EW

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a hip to gable & main dormer, façade alteration, floor plan re-design with all associated works.

- 1.3 Others – provided for information only** EPF/0498/21, EPF/0666/21, and EPF/0714/21.

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

2 Matters for Report

2.1 Notice of Appeal

- 2.1.1 EPF/0669/20: 5 Hampton Mead, Loughton, IG10 1TX. Proposal: Additional two bedroom dwelling. (Appeal Ref No: APP/J1535/W/21/3265840 - Min no PL1.1 (15/06/20).**

The Committee 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 and garden grabbing. It would cause overlooking affecting the amenity of the residents of neighbouring properties. The proposal made no provision for parking, in what is an already overcrowded narrow road.

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.

2.2 Notice of Public Inquiry

- 2.2.1 Town and Country Planning Act 1990 – Appeal by: Fairview New Homes (Epping Forest) Limited No1, Fairview New Homes (Epping Forest) No.2. Limited**

Address: Address: Epping Forest College, Borders Lane Loughton IG10 and Former Playing Fields, Epping Forest College, Borders Lane Loughton IG10

The Chairman of the Planning and Licensing Committee, Cllr Angold-Stephens, CONFIRMED that she would attend the virtual inquiry

hearing on 13 April 2021, but would not participate as the Committee had no further comments to add to those already submitted.

3 Decisions

Decisions by Epping Forest District Council

There were no decisions listed.

4 Licensing Applications

4.1.1 One off Music Event -Roding Valley High School (playing fields& grounds), Alderton Hill, Loughton, IG10 3JA.

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application on all four licensing objectives:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

The proposal was unrealistic in view of the fact that the site was in the middle of the town affecting both residents and visitors.

The level of noise for residents would be unacceptable at a time when they may wish to enjoy the outside of their residences. This would particularly affect the flats situated on the corner of Roding Road.

There was no mention of a litter plan, but this was likely to be considerable including into The Brook.

There would be serious traffic congestion when there were already traffic problems at weekends. All these issues would result in considerable public nuisance.

The supply of alcohol throughout the weekend would likely cause harm to children.

The proposed number of visitors to the site would almost certainly put extra strain on the police and likely result in anti-social behaviour.

Members expressed further concern that such an application had been made during the middle of a pandemic, where restrictions have yet to be lifted regarding social distancing and mass gatherings and taking into consideration the recent high levels of the virus within the Epping Forest area. This would have serious implications for public safety.

5 Enforcement and Compliance

**5.1 Reference ENF/0446/19
Date Effective 22/01/2020**

**Date Issued 19/12/2019
Complete/Withdrawn 10/03/2021**

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

**Mark Squire
TOWN CLERK
29 March 2021**