

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 June 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

S Murphy

K Rainbow

J Riley

G Wiskin

Also Present: S Fontenelle

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public.

The Committee agreed to bring forward planning applications, EPF/1404/21, 20 Upper Park and EPF/1428/21, 70 Alderton Hill, after agenda item 3, as members of the public were interested in these applications.

PL11 Apologies for Absence

No apologies for absence were received.

PL12 Declarations of Interest

Cllr Downing declared a pecuniary interest in planning application EPF/1573/21, 186 Forest Road, as he lived close by. He advised that he would leave the meeting for this item, and that Cllr Davies would take the Chair during his absence.

The Committee declared a non-pecuniary interest in planning applications EPF/1350/21, 91 High Road; EPF/1351/21, 25 Cherston Road; and EPF/1438/21, 1 Goldings Rise, owing to comments received from the LRA Plans Group.

PL13 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 June 2021 amended from those circulated to read at Min no PL7.1, Planning Application, EPF/1301/21, 3 Hanson Drive, to include the following comment:

“The removal of the chimney would also detract from the street scene.”

were CONFIRMED as a correct record and signed by the Chairman.

PL14 Planning Applications

Application No: EPF/1404/21

Officer: Brendan Meade

Applicant Name: Ms D Curtis

Planning File No: 012249

Location: 20 Upper Park, Loughton, IG10 4EW

Proposal: Loft conversion with ridge raise and front and rear dormers.

A member of the public with an interest in this item addressed the meeting.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this

application a condition be imposed to remove permitted development rights for future applications at this site.

Application No: EPF/1428/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr & Mrs Russell Huntley

Planning File No: 017085

Location: 70 Alderton Hill, Loughton, IG10 3JB

Proposal: Reserved matters application following Outline approval on EPF/0010/18 (new two storey house) allowed on appeal - Details of access, appearance, landscaping (including tree retention and protection) and scale.

A member of the public with an interest in this item addressed the meeting.

The Committee had NO OBJECTION to the appearance of the proposed dwelling, stating it was set back far enough not to affect the street scene.

The proposed details of access were acceptable, on condition that the open aspect was maintained to retain visibility on the highway. Safety issues on this part of Alderton Hill were of considerable concern, with several accidents having occurred there. Members agreed that the entrance gates to the property needed to be set back the proposed 6m from the highway to avoid any highway safety issues caused by vehicles entering the property.

However, the Committee supported the concerns highlighted in the Tree and Landscaping Officer's report regarding landscaping issues. Members requested that planting on the site be of native species to support insects and wildlife.

PL15 Matters for Report

15.1 Notice of Appeal

EPF/0815/20 – 4 Brooklyn Avenue, Loughton, IG10 1BL – Roof extension, two storey side extension and conversion to two no. flats. (Appeal ref no: APP/J1535/W/21/3266648) – Min no 1.1 - 13/7/20

The Committee OBJECTED to this application; reiterating its previous comments which were:

“The Committee NOTED the contents of 11 letters of objection.

The Committee OBJECTED to this application on the following grounds:

This proposal was bulky and out of keeping with the street scene and an over-development of the site. It would introduce overlooking to neighbours at number 6.

The property is currently a single dwelling with no flats nearby in Brooklyn Avenue. The loss of a bungalow in this row of bungalows would be detrimental to the street scene and would be against the draft local plan, Policy H1(E), which states “The loss of bungalows will be resisted as they provide a supply of accessible accommodation”; they are an amenity for the elderly.

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.”

PL16 Consultation on revisions to the Local Enforcement Plan - June 2021

The Committee had NO COMMENTS to make on the proposed revisions to this plan.

PL17 Planning Applications

The following planning applications were CONSIDERED, and the plans inspected.

17.1 Application No: EPF/0956/21

Officer: Brendan Meade

Applicant Name: Ms Victoria Briffa

Planning File No: 010734

Location: 12 The Crescent, Loughton, IG10 4PY

Proposal: Construction of front boundary wall and installation of electric gates.

Members being divided on this application, AGREED to hold a vote. Four members voted AGAINST this application and 3 members voted IN FAVOUR of this application.

The Committee OBJECTED to this application on the grounds that it would spoil the street scene, changing the character of this part of the road which maintained an open aspect.

Application No: EPF/1155/21

Officer: Brendan Meade

Applicant Name: Mr Paul Millbrook

Planning File No: 011569

Location: 22 Stony Path, Loughton, IG10 1SJ

Proposal: Retrospective consent for replacement roof over garage area.

The Committee deplored the retrospective nature of this application.

The Committee OBJECTED to this application. However, if the local planning authority was minded to approve this proposal, members requested that a condition be imposed that the garage area remain in use as a garage and not be allowed to become a habitable space.

Application No: EPF/1350/21

Officer: Alastair Prince

Applicant Name: Ms Taz Twerdochlib

Planning File No: 000286

Location: 91 High Road, Loughton, IG10 4JD

Proposal: Single storey rear extension and first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members commented on the poor quality of plans submitted for this proposal, and requested new clearer drawings be submitted for this application to be properly considered.

Application No: EPF/1351/21

Officer: Zara Seelig

Applicant Name: Mr Glen Norton

Planning File No: 031199

Location: 25 Cherston Road, Loughton, IG10 3PL

Proposal: Single storey rear/side/front extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members commented on the poor quality of plans submitted for this proposal, and requested new clearer drawings be submitted for this application to be properly considered.

Application No: EPF/1371/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Stuchfield

Planning File No: 023090

Location: 52 Lower Park Road, Loughton, IG10 4NA

Proposal: Proposed single storey rear 'L' shaped wrap around extension with raised rear patio.

The Committee had NO OBJECTION to this application. However, members expressed concern that the proposal extended right up to the boundary and for the loss of amenity from light pollution that the side extension would have on the neighbours at no. 54.

Application No: EPF/1381/21

Officer: David Maguire

Applicant Name: Mr Nick Horton

Planning File No: 030410

Location: 1 Seymour Close, Loughton, IG10 3NW

Proposal: Proposed hip to gable loft conversion including increase part roof ridge level by 500mm and rear dormer.

The Committee had NO OBJECTION to this application, however, members expressed concern for the loss of street scene from Roding Gardens and the precedent this proposal would set.

Application No: EPF/1395/21

Officer: Zara Seelig

Applicant Name: Mr. Kazim Aslan

Planning File No: 018910

Location: 47-49 The Broadway, Loughton, IG10 3SP

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1402/21

Officer: David Maguire

Applicant Name: Mr Mark Garrod

Planning File No: 014546

Location: 81 The Drive, Loughton, IG10 1HL

Proposal: Single storey rear/side extension

The Committee had NO OBJECTION to this application, but members expressed concern that the proposal included building over the manhole cover.

Application No: EPF/1438/21

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 (Revised application to EPF/0531/21).

The Committee noted the contents of a letter of concern.

The Committee OBJECTED to this application, stating that although the first floor extension had been stepped in, it failed to address the local planning authority's reason for refusal to application EPF/0531/21:

"The proposed extension encloses the space between the existing dwelling and the boundary, resulting in the loss of an integral characteristic of the built form in the area through potential terracing, and would as a result be an intrusive and unacceptable alteration to that character detrimental to general amenity and contrary to policies CP2, DBE2, DBE3 and DBE10 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF."

Members considered it would not be possible to build or maintain the gutters included in this proposal as they were against the boundary.

Finally, the Committee believed that the proposed increase of two further bedrooms in this development, was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Cllr Downing left the meeting for the following item. Cllr Davies took the Chair for this item only.

Application No: EPF/1573/21

Officer: Marie-Claire Tovey

Applicant Name: Seafields Ltd

Planning File No: 006897

Location: 186 Forest Road, Loughton, IG10 1EG

Proposal: Application to determine if Prior Approval is required for a proposed change of use from B1(offices)to C3 (dwelling house).

The Committee noted the contents of two letters of objection.

The Committee OBJECTED to this application, supporting the objectors, as follows:

- The entrance to this site is a very narrow pathway, with no dedicated pedestrian path. The entrance runs alongside nos 186a and 186b - whose doorway opens directly onto the pathway. During the construction process, the amenity and safety of the residents of these properties would be severely affected with construction vehicles passing directly by, and thereafter from vehicles of the residents of the proposed dwellings and their visitors. This is a

private pathway, nothing more. Members also expressed concern that with just a 12 inch gap it would pose a fire risk.

- The exit onto Forest Road is extremely narrow and is onto a blind bend, making it very dangerous to exit. This would result in a major highway hazard during the construction process and by any resident vehicles using this access pathway thereafter. The increase in traffic at this pinch point will add to existing road congestion and hazard.
- Forest Road is a controlled Residential parking zone with parking severely limited. Any increase in resident or visitor parking on Forest Road resulting from these two new dwellings would further exacerbate this situation and be detrimental to the existing residents of Forest Road and Smarts Lane encompassed by this parking scheme.
- The proposal site had previously been a builder's yard for many years and was therefore likely to be contaminated from the storage of building and demolition materials, including asbestos a common building material used during that time. The supporting environmental report noted: "a Phase II geoenvironmental desk study should be undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present". Consent should not be granted until such an assessment has been undertaken.
- Members commented that the position of the dwellings would be intrusive on the amenity of the residents of neighbouring properties; and that this was not a suitable site for a residential development.
- Finally, being so close to the forest this application is contrary to the Epping Forest Special Area of Conservation and would result in more car pollution and a subsequent impact on the air quality to the SAC. This proposal would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Cllr Downing re-joined the meeting and retook the chair.

17.2 Deemed Permission – provided for information only.

The Committee NOTED the following applications:

Application No: EPF/1078/21

Officer: Muhammad Rahman

Applicant Name: Mr Andrew Daley

Planning File No: 026680

Location: 11 Sedley Rise, Loughton, IG10 1LS

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

Application No: EPF/1347/21

Officer: David Maguire

Applicant Name: Mr Darren Scates
Planning File No: 031097
Location: 58 High Beech Road, Loughton, IG10 4BL
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer and 3 roof lights to front roof slopes.
(Revised application to EPF/0596/21).

Application No: EPF/1355/21
Officer: Graham Courtney
Applicant Name: Mr Matthew Baker
Planning File No: 031200
Location: 236 Willingale Road, Loughton, IG10 2BX
Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension, porch and loft conversion with rear dormer.

Application No: EPF/1385/21
Officer: Graham Courtney
Applicant Name: Miss Joanne Haslam
Planning File No: 008321
Location: 42 Roydon Close, Loughton, IG10 3DN
Proposal: Application for a Lawful Development certificate for a proposed rear extension.

Application No: EPF/1439/21
Officer: Alastair Prince
Applicant Name: Mr. & Mrs. Hawes
Planning File No: 024971
Location: 8 Shaftesbury, Loughton, IG10 1HN
Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion, roof lights to front.

17.3 Others – provided for information only: EPF/1520/21 and EPF/1552/21.
The Committee NOTED the information received from Epping Forest District Council.

PL18 Decisions

18.1 Decisions by Epping Forest District Council

The Planning Decisions for May 2021 from Epping Forest District Council were NOTED.

PL19 Licensing Applications

No licensing applications had come to the attention of officers.

PL20 Enforcement and Compliance

No reports had been received.

Signed:
Date: 5 July 2021