

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 July 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

PL30 Apologies for Absence

Apologies for absence were received from Cllr Downing. Cllr Kauffman had been nominated as his substitute and Cllr Davies would be Chairman for this meeting.

PL31 Declarations of Interest

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

- i. EPF/1161/21, Forestside, Baldwins Hill, as the applicant was known to members; and,
- ii. EPF/1645/21, 38B Chigwell Lane; EPF/1657/21, 27 Roundmead Avenue; EPF/1703/21, 22 Grosvenor Drive; EPF/1706/21, 118 Pyrles Lane; and EPF/1747/21, 4 Chester Close, owing to comments received from the LRA Plans Group.

PL32 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 5 July 2021 amended from those circulated, to read at mIn no PL22:

“Cllr Wiskin declared a non-pecuniary interest in planning applications, EPF/1499/21, Oak View School, as he lives nearby; and EPF/1575/21, 71 Roundmead Avenue, as he had been consulted by the neighbour at no 69, a personal friend.”

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

PL33 Matters for Report

33.1 Amended Plans

33.1.1 EPF/1351/21 – 25 Cherston Road, Loughton, IG10 3PL – Single storey rear/side/front extensions. **Plans republished to website – Min no PL17.1**

The Committee considered the republished plans for this application.

The Committee had NO OBJECTION to this application.

33.2 Notice of Appeal

33.2.1 EPF/2668/19 – The Hub Loughton Limited, 1 Landmark House, 3 The Broadway, Loughton, Essex, IG10 2FA. Proposal: New front facade to existing shell for public house with new front elevation signage & new air conditioning/ ventilation system. (Appeal ref no: APP/J1535/W/21/3268335) – Min no PL804.1)

The Committee OBJECTED to this application, supporting the comments of the local planning authority, Epping Forest District Council, which were:

“1. The noise and odour ventilation and extraction systems would cause intolerable nuisance to the residents of Landmark House and public, contrary to policy RP5A of the Local Plan and alterations and Policy DM21 of the SVLP.

2. The signage of the front is excessive and garish, causing significant harm to the character and appearance of the street scene in this location contrary to policy DBE 13 of the Local Plan and alterations and policy DM13 of the SVLP.”

PL34 Planning Applications

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

34.1 Application No: EPF/1186/21

Officer: Muhammad Rahman

Applicant Name: Mr Michael Owen

Planning File No: 014330

Location: Forestside, Baldwins Hill, Loughton, IG10 1SD

Proposal: Single storey rear extension and new roof lights to existing side return.

The Committee OBJECTED to this application on the grounds that due to the location of the property, adjoining the Forest, the glass roof lanterns on the single storey rear extension, along with the roof lights on the right-hand side of the side return (abutting the forest) would cause light pollution, resulting in a detrimental effect on the wildlife of the forest and its habitat.

If the glass could be modified to prevent light pollution in the Forest, and protect the wildlife and its natural habitat, members would be willing to waive this objection.

Application No: EPF/1564/21

Officer: Brendan Meade

Applicant Name: Sirghi

Planning File No: 015079

Location: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

Proposal: Proposed part single and part double storey rear extensions, loft conversion including raising of ridge by 600 mm, including 3no. rear dormer and conversion of garage into habitable room.

The Committee OBJECTED to this application stating it was an overdevelopment, the proposed house was too large for a plot this size; and the ridge rise was too dominant on the street scene.

Also the addition of 3 further bedrooms 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.

Members also commented that the fencing erected around this property on Nursery Road was inappropriate. It was irregular and created a detrimental effect on the street scene.

Application No: EPF/1578/21

Officer: Brendan Meade

Applicant Name: Karren and Wayne Marston

Planning File No: 005340

Location: Corran, Steeds Way, Loughton, IG10 1HX

Proposal: Removal of conservatory and construction of ground floor rear extension, part ground floor and part first floor.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal would be overbearing on the neighbouring properties at nos 3 & 5 Steeds Way and have a detrimental effect on the visual amenity.

Members requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the window on the side elevation to be fitted with obscure glass.

Application No: EPF/1614/21

Officer: Zara Seelig

Applicant Name: Mrs Heather Hall

Planning File No: 019869

Location: 46 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for Variation of condition 2 'Plan numbers' for EPF/3052/20. (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/1627/21

Officer: Robin Hellier

Applicant Name: Mr Ali Kazmi

Planning File No: 002423

Location: 14 Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: T10 & T11)

S2: Sycamore - Remove 2 selected branches over driveway, as specified.

P1: Pine - Remove all lateral branches overhanging driveway, 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.

Members expressed concern that this amount of lopping would cause damage to these street trees, particularly the Pine tree.

Application No: EPF/1629/21
Officer: Muhammad Rahman
Applicant Name: Mr Stephen Conway
Planning File No: 031233
Location: Unit 2 Sterling House, Langston Road, Loughton, IG10 3TS
Proposal: Change of use of Unit 2 from Storage and Distribution (B8 Use Class) to General Industry (B2 Use Class) together with external plant.

The Committee had NO OBJECTION to this application.

Application No: EPF/1640/21
Officer: Zara Seelig
Applicant Name: Caisey
Planning File No: 031235
Location: 75 Bushfields, Loughton, IG10 3JR
Proposal: Rear extension and internal alterations to ground floor flat.

The Committee OBJECTED to this application, stating the visual amenity of the flat above would be affected by this proposal.

If however, obscured glass was to be used in the roof of the glass extension, to protect the amenity of the neighbours in the flat above, members would be willing to withdraw their objection.

Application No: EPF/1645/21
Officer: Marie-Claire Tovey
Applicant Name: Ms Sema Yildiz
Planning File No: 001860
Location: 38 B Chigwell Lane, Loughton, IG10 3NY
Proposal: Application for Variation of condition 2 'opening hours' for EPF/1164/20. (Application for permanent function of site approved for temporary permission last year. "Proposed extension of opening time to 7am-9pm (Monday to Saturday) and single storey extension to create WC space to the cafe space." A3 - Restaurants, snack bars and cafes).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that the application was actually for extended opening hours: 7am – midnight Monday to Saturday, and 8am – midnight on Sunday. Therefore the description for this proposal was incorrect. The misleading description may have led to neighbours not objecting, not realising the full impact of this application.

The Committee considered this proposal unacceptable on the grounds previously cited by the local planning authority, in respect of EPF/0457/18 (to extend opening hours to 10pm) which was:
"that the noise and activity in the vicinity of the site would cause excessive harm to the living conditions of nearby residents, particularly during the summer months when bedroom windows are normally open."

Members also expressed concern at the encroachment by this establishment in the number of tables and chairs at the front of this property onto public greenspace, for which it is believed no planning permission had been granted.

Application No: EPF/1648/21
Officer: Muhammad Rahman
Applicant Name: Mr Alex David
Planning File No: 030534
Location: 2 Lucton Mews, Loughton, IG10 3PE
Proposal: Proposed demolition of rear conservatory with a replacement rear & side ground floor single storey extension with rooflights and decking/patio area. Loft conversion with rear dormer and x2 no. front rooflights. (Amended application to EPF/0345/20).

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. The proposal was out of proportion and would provide no amenity space. The application would be overbearing on the neighbours.

Application No: EPF/1649/21
Officer: Kie Farrell
Applicant Name: Laura Evans
Planning File No: 003995
Location: 14 Englands Lane, Loughton, IG10 2QQ
Proposal: First floor rear extension over existing ground floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/1657/21
Officer: Zara Seelig
Applicant Name: Mr Ed Delaney
Planning File No: 016946
Location: 27 Roundmead Avenue, Loughton, IG10 1QA
Proposal: Two storey side extension, single storey rear extension & loft conversion including Juliet balcony.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The extension was an overdevelopment of the site, significantly reducing the size of the garden. The height and bulk would appear incongruous on the roofline, causing a negative impact on the street scene.

Members considered the proposed Juliet balcony would cause overlooking of the neighbours, and the design of the loft conversion was out of keeping.

Application No: EPF/1660/21
Officer: Zara Seelig
Applicant Name: Mr Martin Senaris
Planning File No: 030408
Location: 30 St Johns Road, Loughton, IG10 1RZ
Proposal: Application for Variation of condition 2 'Plan numbers' for EPF/3020/20. (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.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed that the proposed garage remain ancillary to the main dwelling.

Application No: EPF/1663/21
Officer: Brendan Meade
Applicant Name: Mr Jamie Robinson
Planning File No: 022094
Location: 6 Chigwell Lane, Loughton, IG10 3RW
Proposal: Extend width of exiting front porch / front extension.

The Committee had NO OBJECTION to this application. However, members expressed concern for the visual amenity of the neighbours, caused by the proposal being built up to the boundary line and jutting out.

Application No: EPF/1703/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Neil Thompson
Planning File No: 031232
Location: 22 Grosvenor Drive, Loughton, IG10 2LH
Proposal: Proposed ground floor front & side extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the extra bulk, detailed design, loss of the gap with next door, and the subsequent loss of a parking space.

The proposal description referred to a ground floor front and side extension, however, the plans contained drawings for a side and rear extension. There was also a garage shown on the site plan, which was not included on the plans drawings.

Application No: EPF/1705/21
Officer: Muhammad Rahman
Applicant Name: Mr Shan
Planning File No: 014403
Location: 36 Sparelease Hill, Loughton, IG10 1BT
Proposal: Demolition of existing detached dwellinghouse. Erection of a new build detached replacement dwelling with rear landscaping and alterations to the front fenestration and driveway.

The Committee OBJECTED to this application, stating it was an overdevelopment. The proposal was out of keeping with neighbouring properties that would affect the visual amenity of neighbours and create a negative impact upon the street scene.

The proposed design would cause significant light pollution resulting in a negative impact on the habitat of wildlife (birds and insects).

The addition of 3 further bedrooms 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.

Application No: EPF/1706/21
Officer: David Maguire

Applicant Name: Mrs Michelle Debono
Planning File No: 031239
Location: 118 Pyrles Lane, Loughton, IG10 2NW
Proposal: Single storey front extension, single storey rear extension & loft extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members considered the proposed change to the fenestration, by changing the size of the windows would be incongruous and out of keeping with the rest of the terrace and the street scene.

Members considered that the proposal should not exceed that of no 110, and that the roof to the front extension should be a single slope roof to match that at no 116.

Application No: EPF/1718/21
Officer: Muhammad Rahman
Applicant Name: Mr John Lipper
Planning File No: 031240
Location: 9 The Square, Loughton, IG10 3FE
Proposal: Loft conversion with rear dormer including Juliet balcony and front rooflights.

The Committee OBJECTED to this application stating it would set a precedent for this development. The proposal would knock out the symmetry of the terrace block and be out of keeping with the distinctive period style of this development. The Juliet balcony would also cause loss of amenity for the neighbours caused by overlooking.

Application No: EPF/1747/21
Officer: David Maguire
Applicant Name: Mr Shaun French
Planning File No: 014726
Location: 4 Chester Close, Loughton, IG10 2LP
Proposal: Single storey side and rear extension to create granny annexe. (Revised application to EPF/1130/21).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application believing this revised proposal was still too large and an overdevelopment of the site.

The application was out of character with the area and would have a detrimental effect on the street scene.

The additional further bedrooms in this proposal would be 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.

34.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1478/21

Officer: David Maguire

Applicant Name: Mr J Taylor

Planning File No: 001338

Location: 48 Deepdene Path, Loughton, IG10 3PS

Proposal: Application for a Lawful Development certificate for a proposed demolition of existing car port, amendments to existing front porch, single storey side extension, single storey rear extension and loft conversion with dormer window to rear & amendments to front and rear fenestration.

34.3 Others – provided for information only: EPF/1696/21, EPF/1731/21 and EPF/1801/21

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

PL35 Decisions

The Planning Decisions for June 2021 were NOTED.

PL36 Licensing Applications

36.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of J Sainsbury's, Old Station Road, Loughton IG10 4PE

The Planning Committee Clerk reported that the Licensing Department at Epping Forest District Council confirmed the above application had been incorrectly listed. Comments were therefore not required on this licensing application.

PL37 Enforcement and Compliance

37.1 No reports had been received.

Signed:

Date: 2 August 2021