

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 July 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

Officers: Mark Squire (Town Clerk)

Debra Paris (Planning Committee Clerk)

4 Members of the Public.

The Committee agreed to bring forward planning application, EPF/1581/21 - Loughton Town Council Cemetery, Land to rear of Church Lane, after agenda item 3, Confirmation of Minutes, as members of the public were interested in this application.

PL21 Apologies for Absence

No apologies for absence were received.

PL22 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in item 5.2, planning application, EPF/1656/21, 16 Station Road, as the applicant was known to her. She would not comment on this application.

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.

Cllr Davies declared a non-pecuniary interest in planning application EPF/1536/21, 9 Colebrook Gardens, as she is acquainted with the applicant.

The Town Clerk and the Committee declared a non-pecuniary interest in planning application EPF/1581/21, Loughton Town Council Cemetery, Land to rear of Church Lane as Loughton Town Council was the applicant and owns this land.

The Committee declared a non-pecuniary interest in planning applications EPF/1453/21, 55 The Drive; EPF/1489/21, 70 Deepdene Road; EPF/1499/21, Oak View School, Whitehills Road; EPF/EPF/1551/21, 82 Algers Road; EPF/1591/21, 31 Carroll Hill; and EPF/1593/21, 9 Kingsley Road, owing to comments received from the LRA Plans Group.

PL23 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 June 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL24 Planning Application

24.1 Application No: EPF/1581/21

Officer: Robin Hellier

Applicant Name: Mr Mark Squire

Planning File No: 000298

Location: Loughton Town Council Cemetery, Land to rear of Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/05/05

T1: Holm Oak - Crown reduce, as specified.

The Town Clerk, as applicant, and a member of the public with an interest in this item addressed the Committee on the issues surrounding this proposal.

The Committee had NO OBJECTION to this application. Members also supported the proposed recommendation to undertake regular pruning of this tree every 2-3 years, to protect the amenity of the residents in the neighbouring properties affected by this Holm Oak.

The Chairman, Cllr Downing, advised members that he had been provided with a summary paper on permitted development rights by the Planning Committee Clerk, outlining guidance on these regulations. He suggested it would be useful for the Planning Committee Clerk to circulate to all members of the Committee for their information.

PL25 Matters for Report

25.1 Amended Plans

25.1.1 EPF/0628/21 – Mulberry, Woodbury Hill, Loughton, IG10 1JB – Side extensions. **REVISED PROPOSAL**** - Min no 1.1 (12/4/2021)**

Members considered the proposed amendments to this application failed to overcome their previous concerns.

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

“The Committee OBJECTED to this application on the grounds that the proposed extension would be visible from the road and significantly reduce the openness of the view across the valley and this part of the green belt and the York Hill Conservation Area.

The application would also have implications for trees on the site. 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, in relation to the tree issues. Other planning objections would remain.”

The Committee also supported the comments of the Conservation Officer.

25.1.2 EPF/1209/21 – 35 Upper Park, Loughton, IG10 4EQ – Proposed loft conversion with increase of roof ridge level by 500mm with rear dormer and Juliet balcony. **REVISED PROPOSAL - Min no PL7.1**

The Committee OBJECTED to this application stating, although it was a slight improvement on the previous proposal, it was still out of keeping with the character of the building.

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.

**25.2 Withdrawn Application
EPF/1096/21 – 22 Ollards Grove – Proposal: 2 storey side extension, single storey rear extension.**

The Planning Committee Clerk reported that information had been received from Epping Forest District Council that this application had been withdrawn by the applicant.

PL26 Planning Applications

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

26.1 Application No: EPF/0507/21

Officer: Ian Ansell

Applicant Name: Mr John Hayes

Planning File No: 026602

Location: Land and garages, Whitehills Road, Loughton, IG10 1TS

Proposal: Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.

The Committee OBJECTED to this application on the following grounds:

- Members objected to the loss of the garages, caused by this proposal.
- The narrow road at this site was unsuitable for use by large vehicles, refuse lorries / emergency vehicles (fire engines) etc. Members also believed that this road was a right of way owned by a resident in a neighbouring property and had concerns that access would not be maintained.
- The loss of amenity for residents in neighbouring properties.
- Any additional dwelling that leads to more traffic in the SAC is unacceptable. The two new dwellings 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) is not guaranteed to occur and would not stop

additional cars associated with new dwellings from polluting the SAC before it was brought in.

A member of the Committee had spoken to neighbouring residents, who had only received their notification of this proposal on Saturday, 2 July. Therefore they would have had insufficient time to submit objections for the Committee to consider.

Members however, commended the low-rise element of the design and lack of windows to the side, which would overcome the overlooking of neighbouring properties; and the green aspects of this proposal including the sedum roof system and solar panels.

Application No: EPF/1309/21

Officer: Ian Ansell

Applicant Name: Mr Syed Islam

Planning File No: 001111

Location: Roding Valley Cricket Club, Bradwell Road, Buckhurst Hill, IG9 6BY

Proposal: Installation of new cricket nets installation, timber cladding and relocation of storage containers.

The Committee had NO OBJECTION to this application.

Application No: EPF/1429/21

Officer: Graham Courtney

Applicant Name: Mr and Mrs Paul and Christine Cranfield

Planning File No: 031207

Location: 10 Barfields Gardens, Loughton, IG10 3JG

Proposal: Single storey rear and side extension

The Committee had NO OBJECTION to this application. However, members expressed concern for the loss of amenity space.

The Committee requested, that should the local planning authority be minded to grant this application, that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/1431/21

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs S. Kashket

Planning File No: 003191

Location: 12 Garden Way, Loughton, IG10 2SF

Proposal: Ground floor front canopy roof over garage projection and front door and single storey rear extension.

The Committee had NO OBJECTION to this application. However, members expressed concern for light pollution, caused by this proposal, and the effect that would have on insects and wildlife, being so close to the Forest.

Application No: EPF/1451/21

Officer: Robin Hellier

Applicant Name: Mrs Karen Maloney

Planning File No: 003438

Location: 8 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/04/14 (Ref: T6-T8)

T1-T3: 3 x Lime - Crown reduce height by up to 2m and lateral spread by up to 1.5m, 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/1453/21

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Sack

Planning File No: 031208

Location: 55 The Drive, Loughton, IG10 1HG

Proposal: A two storey side extension and single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that the plans included a loft conversion which had not been included in the application description. The proposal was an overdevelopment of the site and would have a deleterious impact on the street scene. The application would cause a detrimental effect on the amenity of neighbours.

The increase from two to five 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.

Application No: EPF/1486/21

Officer: Brendan Meade

Applicant Name: Mr Merton Smith

Planning File No: 024375

Location: 12 Cherston Road, Loughton, IG10 3PJ

Proposal: Proposed single storey side & front extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1489/21

Officer: Muhammad Rahman

Applicant Name: Mr Grant Tufton

Planning File No: 014651

Location: 70 Deepdene Road, Loughton, IG10 3PW

Proposal: Proposed reconstruction of the existing single storey rear extension and erection of a detached outbuilding.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed reconstruction of the extension.

However, members OBJECTED to the proposed detached outbuilding, considering this to be an overdevelopment of the site, eroding too much of the amenity space.

The Committee requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the outbuilding to remain ancillary to the main dwelling.

Application No: EPF/1499/21

Officer: Brendan Meade

Applicant Name: Mr Clive Turner

Planning File No: 005966

Location: Oak View School, Whitehills Road, Loughton, IG10 1TS

Proposal: Replacement boundary fence.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the existing fence was hidden by the surrounding shrubs and greenery and therefore was not noticeable from the highway.

No supporting information had been provided outlining exact details of the siting of the fence and any loss or damage to the existing plant life. Members requested an arboricultural report be submitted to address these concerns.

The Committee requested, that should the local planning authority be minded to grant this application, that a condition be imposed for the fence to be painted and maintained in a green colour to compliment its surroundings.

Application No: EPF/1521/21

Officer: Robin Hellier

Applicant Name: Dr Abdul Hasan

Planning File No: 003551

Location: 9 Warren Hill, Loughton, IG10 4RL

Proposal: TPO/EPF/07/79 (Ref: T71)

T1: Oak - Crown reduce by up to 2.5m, 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/1536/21

Officer: Kie Farrell

Applicant Name: Mr Momchil Hristov

Planning File No: 022711

Location: 9 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Change of use of existing outbuilding from office use to ancillary to main dwelling.

The Committee had NO OBJECTION to this application.

Application No: EPF/1541/21
Officer: Brendan Meade
Applicant Name: Stephen Davies
Planning File No: 013657
Location: 59 Meadow Road, Loughton, IG10 4HY
Proposal: Enlargement of existing side extension, additional windows and new boundary wall.

The Committee OBJECTED to this application stating it would create a terracing effect by building up to the boundary wall. The proposal would lead to the loss of symmetry to the 2 semi-detached houses, resulting in a detrimental effect on the street scene.

Members also commented on the poor quality of the planning application form displayed on the planning portal.

Application No: EPF/1550/21
Officer: David Maguire
Applicant Name: Mr Dennis Harrison
Planning File No: 031154
Location: 47 Sedley Rise, Loughton, IG10 1LS
Proposal: Single storey rear extension with stepped level patio to access garden level. Small infill extension between existing side garage and new rear extension. (Revised application to EPF/0747/21).

The Committee had NO OBJECTION to this application.

Application No: EPF/1551/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs Lennon
Planning File No: 010624
Location: 82 Algers Road, Loughton, IG10 4ND
Proposal: Single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the plot, by reason of its size and mass. Members expressed concern for the loss of amenity of the neighbours at no 80 Algers Road, caused by this extension.

Members considered an extension of 3.5m would be acceptable.

The Committee AGREED to suspend standing order 3ff until 9.45pm

Application No: EPF/1553/21
Officer: David Maguire
Applicant Name: Mrs Heather Hall
Planning File No: 031229
Location: 8 Roxwell House, Valley Hill, Loughton, IG10 3AY
Proposal: Front access ramp & level threshold front entrance door.

The Committee had NO OBJECTION to this application.

Application No: EPF/1568/21
Officer: Kie Farrell
Applicant Name: Mr. & Mrs. Rogers

Planning File No: 017656
Location: 28 Station Road, Loughton, IG10 4NX
Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1575/21
Officer: Muhammad Rahman
Applicant Name: Mr Mark Perring
Planning File No: 018762
Location: 71 Roundmead Avenue, Loughton, IG10 1PZ
Proposal: Single storey rear extension finished with a flat roof and lanterns.

The Committee had NO OBJECTION to this application.

Application No: EPF/1577/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs Ivan & Irena Levytsky & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: First floor side extension.

The Committee OBJECTED to this application stating it would create a terracing effect by building up to the boundary, resulting in a detrimental effect on the street scene.

Members would reconsider their objection if the proposal was stepped back further from the boundary.

Application No: EPF/1591/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs M Razaq
Planning File No: 026289
Location: 31 Carroll Hill, Loughton, IG10 1NL
Proposal: Proposed two storey rear & side extension including Juliet balcony to first floor rear and a loft conversion.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. The proposal would be out of character with the area and detrimental visually to this part of Carroll Hill.

In building up to the boundary line, it would cause the guttering to overhang the neighbouring property at no 29, which would not allow for any future repairs or maintenance.

The application also contained additional windows which would result in overlooking of neighbouring properties.

Application No: EPF/1593/21
Officer: Kie Farrell
Applicant Name: Mr & Mrs Falaise
Planning File No: 031230
Location: 9 Kingsley Road, Loughton, IG10 3TU

Proposal: Proposed construction of a ground/first floor front extension & replacement of front porch.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it came forward of the front building line, destroying the uniformity of the street scene, and would result in a negative impact on the neighbours as nos 11 and 13.

Members had NO OBJECTION to the replacement porch.

Application No: EPF/1594/21

Officer: Robin Hellier

Applicant Name: Amanda Hart

Planning File No: 000838

Location: St Mary's Church, 201 High Road, Loughton, IG10 1BB

Proposal: TPO/EPF/09/99

T5: Plane, T6: Plane, T8: Cedar - Specific limb reduction, as specified.

T14: Sycamore - Pollard, 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 noted that the description of works on the application form mentioned two dead trees an Elm and a Lime. Members requested that these trees be replaced with native species.

Application No: EPF/1602/21

Officer: Kie Farrell

Applicant Name: Mr Stuart Ballard

Planning File No: 030419

Location: 68 Church Hill, Loughton, IG10 1LB

Proposal: Retention of patio side screen (erected in agreement with No.66 Church Hill to prevent overlooking into rear garden).

Members deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application based on the neighbour's agreement to this proposal.

26.2 Determinations & Works to Trees in Conservation Areas. To NOTE the following TPX applications – provided for information only:
(Members are reminded that comments are not normally accepted by Epping Forest District Council on these types of applications unless there are strong concerns.)

Application No: EPF/1656/21

Officer: Brendan Meade

Applicant Name: Mr John Collins

Planning File No: 018759

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Application to determine if Prior Approval is required for a proposed demolition of the property.

The Committee OBJECTED to the proposed demolition of this property and to any works to any trees at this site. This property forms part of the

intrinsic nature and character of Station Road. It was a locally listed building, which was an early work of the architect Rex Foster.

The Vice Chairman of the Planning Committee, Cllr Davies confirmed that she would be willing to attend an Area Planning Sub-Committee South meeting to comment on this application.

26.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1475/21

Officer: Graham Courtney

Applicant Name: Mr Lewis Ward

Planning File No: 024310

Location: 75 Greensted Road, Loughton, IG10 3DJ

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

Application No: EPF/1487/21

Officer: David Maguire

Applicant Name: Mr Shohidur Chowdhury

Planning File No: 031209

Location: 185 Chester Road, Loughton, IG10 2LJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with x3 no rear rooflights & x2 no. front rooflights.

Application No: EPF/1497/21

Officer: Brendan Meade

Applicant Name: Mrs Hayley Crossley

Planning File No: 022662

Location: 90 Goldingham Avenue, Loughton, IG10 2JE

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

Application No: EPF/1516/21

Officer: Graham Courtney

Applicant Name: Claire Franklin

Planning File No: 024326

Location: 32 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear and side facing wrap around dormer and front roof window.

Application No: EPF/1548/21

Officer: David Maguire

Applicant Name: Mr Aleksandar Hadzhidiev

Planning File No: 031218

Location: 16 Poundfield Road, Loughton, IG10 3JN

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension and hip to gable loft conversion with rear dormer and front skylight.

Application No: EPF/1557/21

Officer: Zara Seelig

Applicant Name: Georgie Yiannoullou

Planning File No: 031216

Location: 131 Forest Road, Loughton, IG10 1EF

Proposal: Application for a Lawful Development certificate for a proposed rear dormer and an additional smaller dormer.

Application No: EPF/1598/21

Officer: Caroline Brown

Applicant Name: Mr Natalie Britz

Planning File No: 031223

Location: 36 Torrington Gardens, Loughton, IG10 3TB

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

Application No: EPF/1612/21

Officer: Brendan Meade

Applicant Name: MR BRENDAN MCPARLAND

Planning File No: 031224

Location: 98 Lawton Road, Loughton, IG10 2AA

Proposal: Application for a Lawful Development certificate for a proposed outbuilding (gym) & storage area.

26.4 Others – provided for information only: EPF/1382/21

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

PL27 Decisions

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

PL28 Licensing Applications

No licensing applications had come to the attention of officers.

PL29 Enforcement and Compliance

A request for further information had been received from the Enforcement Officer, in respect of a recent breach report ENF/0242/21 - 179-181 High Road, Loughton, regarding the rear seating area and erection of security gates at this site, for which it was believed planning consent had not been sought.

The Planning Committee Clerk confirmed that the information had now been received and would be submitted to the Enforcement Officer for the matter to be further investigated.

Signed:

Date: 19 July 2021