

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 2 August 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

G Wiskin

B Cohen (as substitute for J Riley)

**Officers:** Debra Paris (Planning Committee Clerk)

**PL38 Apologies for Absence**

Apologies for absence were received from Cllr Riley. Cllr Cohen had been nominated as his substitute for this meeting.

**PL39 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications EPF/1733/21, 1 Stonards Hill; and EPF/1789/21, 8 Goldings Rise, owing to comments received from the LRA Plans Group.

Cllr Cohen declared a non-pecuniary interest in planning application EPF/1770/21, 25 The Uplands, as she knew the applicants.

**PL40 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 19 July 2021 were CONFIRMED as a correct record and signed by the Chairman.

**PL41 Matters for Report**

There were no matters for report.

**PL42 Local Plan Main Modifications Public Consultation**

The Committee AGREED to defer this item to prepare its response on this consultation, as comments were not required until 23 September 2021.

**PL43 Planning Applications**

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

**43.1 Application No:** EPF/1733/21

**Officer:** Kie Farrell

**Applicant Name:** Ms Reda Ramanauskiene

**Planning File No:** 000506

**Location:** 1 Stonards Hill, Loughton, IG10 3EH

**Proposal:** Single storey ground floor rear extension and side and rear extension at first floor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The extension was too close to the boundary of the neighbour at No 3 Stonards Hill.

The addition of 2 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 considered it would be more acceptable if the proposal was cut back slightly to relieve the sense of enclosure to the neighbour. The first floor extension should not extend further than those at Nos 15, 17 and 19 to ensure consistency.

**Application No:** EPF/1746/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr Amjid Shabbir  
**Planning File No:** 026372  
**Location:** 99 River Way, Loughton, IG10 3LN  
**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application. However, members expressed concern for the position of the window in the proposed extension, located by the stairs, which form the entrance to the property above. It would be preferable if the window was positioned further towards the garden, to protect the privacy of the inhabitants of the downstairs property.

If however, the local planning authority was minded to approve this application as proposed, members requested a condition be imposed for this window to be opaque glass.

**Application No:** EPF/1770/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr & Mrs Alan & Jo Kurt  
**Planning File No:** 031249  
**Location:** 25 The Uplands, Loughton, IG10 1NQ  
**Proposal:** Convert existing garage into a habitable room, incorporating the construction of a single storey side rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1789/21  
**Officer:** David Maguire  
**Applicant Name:** Mr Mike Reynolds  
**Planning File No:** 031251  
**Location:** 8 Goldings Rise, Loughton, IG10 2QP  
**Proposal:** Proposed two storey rear extension, part single storey front extension, internal alterations & concrete hardstanding to the front of the property.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment which would have an overbearing impact on the neighbour.

The proposed extension by reason of its bulk and depth would impact negatively on the visual amenity of this part of Goldings Rise and would erode too much of the garden of this dwelling.

Members considered the proposed room layouts could be better planned with less wasted space to reduce the footprint of the extensions.

The Committee supported the Tree and Landscaping Officer's holding objection to this application.

The proposed removal of all vegetation from the front garden to provide additional parking, would create a very marked boundary between the houses within this road and the woodland beyond. The vehicle lights would also cause light pollution resulting in a negative impact on the habitat of wildlife (birds and insects). It would not provide any enhancements to the green infrastructure of the site.

Members considered appropriate replacement tree planting for less aggressive species than sycamores, should be agreed as part of any planning consent.

Finally, the addition of 2 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/1811/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Alan Scarpenter

**Planning File No:** 026358

**Location:** 19 Millsmead Way, Loughton, IG10 1LR

**Proposal:** Demolition of existing conservatory & construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1827/21

**Officer:** David Maguire

**Applicant Name:** Mr Daniel Little

**Planning File No:** 013817

**Location:** 82 Valley Hill, Loughton, IG10 3AT

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1951/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Littlecroft Properties Limited

**Planning File No:** 000491

**Location:** 127 High Road, Loughton, IG10 4LT

**Proposal:** Prior approval for change of use of first and second floors from offices to three residential units.

The Committee OBJECTED to this application stating it was an overdevelopment, providing a lack of amenity space and a lack of parking provision. There was inadequate space on the proposal site to accommodate a suitable refuse area for the number of proposed properties/residents. As such, this would have a detrimental effect on the neighbouring property, No 129.

The site was located next to a nursery, whose patrons would be dropping off and collecting young children throughout the day. This proposal would result in an intensification of traffic to the detriment of those attending the neighbouring property at No 125.

The proposal would also reduce the employment opportunities for Loughton residents.

Members requested that if the local planning authority was minded to approve this application, that a request be made by the LPA for residents to be prohibited from any parking schemes operated by NEPP (North Essex Parking Partnership). A precedent set under planning application EPF/2706/17 for the Royal Oak development.

**43.2 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

**Application No:** EPF/1547/21

**Officer:** David Maguire

**Applicant Name:** Mr Nathan Jones

**Planning File No:** 031257

**Location:** 3 St Nicholas Place, Loughton, IG10 1BF

**Proposal:** Application for a Lawful Development certificate for a proposed single storey rear extension; and loft conversion with rear dormer and 3 roof lights to front roof slope.

**Application No:** EPF/1794/21

**Officer:** Brendan Meade

**Applicant Name:** Ms Jenny Forbes

**Planning File No:** 026329

**Location:** 113 Whitehills Road, Loughton, IG10 1TU

**Proposal:** Application for a Lawful Development certificate for a proposed erection of a single storey side extension.

**Application No:** EPF/1796/21

**Officer:** Alastair Prince

**Applicant Name:** Mr John Toyne

**Planning File No:** 021134

**Location:** 30 Algiers Road, Loughton, IG10 4NG

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

**Application No:** EPF/1823/21

**Officer:** Alastair Prince

**Applicant Name:** Mr Seeralan Govindaraju

**Planning File No:** 031141

**Location:** 103 Barrington Road, Loughton, IG10 2AX

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with rear dormer and front roof lights and single storey rear extension.

**43.3 Others – provided for information only: EPF/1761/21, EPF/1763/21, EPF/1786/21, EPF/1879/21, EPF/1902/21 and EPF/1986/21**

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

The Committee NOTED the contents of a letter of objection in respect of planning application, EPF/1763/21, Former Playing Field, Epping Forest College, Borders Lane, IG10 3SA, and agreed with the contents that:

“The application description for: “Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking & other associated development”, was misleading.

The site had not previously been built upon, being used only as a playing/sports field by Luctons Girls’ School and remained undeveloped since then. It could not therefore be described as a ‘Redevelopment’.”

**PL44 Decisions**

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

**PL45 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL46 Enforcement and Compliance**

**46.1** The Planning Committee Clerk reported that an Enforcement Officer had been assigned to investigate the recent report lodged in respect of 16a Church Close. Any further information received, in respect of this potential planning breach, would be reported to the Committee.

**Signed:** .....  
**Date:** 16 August 2021