

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 16 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

J Riley

G Wiskin

**Also in**

**attendance:** W Kauffman

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

**PL47 Apologies for Absence**

No apologies for absence were received for this meeting.

**PL48 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications EPF/1832/21, 83 Tycehurst Hill; EPF/1917/21, Epping Forest College, Block B, Borders Lane; EPF/2013/21, 179 – 181 High Road; and EPF/2090/21, 1 Langston Road, owing to comments received from the LRA Plans Group.

**PL49 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 2 August 2021 were CONFIRMED as a correct record and signed by the Chairman.

**PL50 Matters for Report**

**50.1 Amended Plans**

**50.1.1 EPF/1541/21 - 59 Meadow Road, Loughton, IG10 4HY**

**Proposal: Enlargement of existing side extension, additional windows and new boundary wall. \*\*Amended plans\*\* – Min no PL26.1**

The Committee had NO OBJECTION to this application.

**50.2 Notice of Appeal**

**50.2.1 EPF/0531/21 - 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. (Appeal Reference no: APP/J1535/D/21/3275300 – Min no PL1.1 – 29/3/21)**

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

**50.3 Notice of Withdrawn Application**

**50.3.1 Town and Country Planning Act 1990: Notification of Planning Application: EPF/1536/21 - 9 Colebrook Gardens, Loughton, IG10 2HS. Proposal: Change of use of existing outbuilding from office use to ancillary to main dwelling – Min no PL26.1**

The Committee NOTED the information received from Epping Forest District Council, that the applicant had withdrawn this application.

**PL51 Planning Applications**

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

**51.1 Application No:** EPF/1832/21

**Officer:** Kie Farrell

**Applicant Name:** Mr & Mrs Wedderburn

**Planning File No:** 031268

**Location:** 83 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** Two storey front extension, first floor side extension, part two storey & part single storey rear extension, new loft to create two bedrooms, entrance gates, piers & walls & an external swimming pool.

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 site, completely changing the character of the property. It was overbearing by reason of its mass and height resulting in a detrimental effect. The separation would be lost, removing the open aspect of this part of the street scene.

The proposed terrace would cause overlooking of the neighbour's garden affecting their privacy. For this reason, members considered that this aspect of the proposal should be removed.

Members also considered the railings and entrance gates inappropriate for this part of the street, where neighbouring properties maintained an open aspect.

The Committee requested that the District Council's tree officer should also investigate the trees to the rear of the property along with the impressive tree in the front garden which would all be affected by this application.

Furthermore, 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.

The Committee AGREED to deal with the next two applications together as they were for the same site.

**Application No:** EPF/1842/21

**Officer:** Muhammad Rahman

**Applicant Name:** Vedat Yigit

**Planning File No:** 012359

**Location:** 179-181 High Road, Loughton, IG10 4LF

**Proposal:** Advertisement consent for externally illuminated fascia sign.

The Committee OBJECTED to this application stating that insufficient information had been provided on the plans submitted for this proposal.

The drawings only gave a description of the signage, without any measurements, in particular how far the 3D sign would protrude from the building itself.

The drawings provided were ambiguous as to where the sign would sit on the façade of the building, whether it would be situated where the existing signage was or whether it was intended to place it on the cornice above. Members also expressed concern at the lack of information regarding the proposed security shutters.

**Application No:** EPF/2013/21

**Officer:** Muhammad Rahman

**Applicant Name:** Vedat Yigit

**Planning File No:** 012359

**Location:** 179-181 High Road, Loughton, IG10 4LF

**Proposal:** New shopfront

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Replacing the wooden frame with an aluminium frame was not in keeping or sympathetic to the street scene. The proposal changed the entire character of this historical landmark building on this part of the High Road.

The Committee also drew the attention of the Planning Officer to the wooden framed character windows in the upper part of the building which had been replaced with metal framed windows without planning consent. Members requested that the Planning Committee Clerk submit a report to the Enforcement Officer regarding this infringement.

**Application No:** EPF/1917/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** MBNL (EE UK LTD and H3G LTD)

**Planning File No:** 005276

**Location:** Epping Forest College, Block B, Borders Lane, Loughton, IG10 3SA

**Proposal:** Installation of assorted steelwork to support 6no antenna apertures & 3no 600mm dishes; installation of 8no cabinets; ancillary development thereto.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application and drew the Planning Officer's attention to the point that applications for planning permission to erect something on top of a building that does not yet exist were not valid.

Applications can only be made under section 96A of the Act (non-material alterations) or section 73 (minor material alterations) of the Act. The erection of this large unsightly apparatus was neither non-material nor was it minor.

Members considered the apparatus was prominent and would be detrimental to the visual amenity of the area. Suggesting this should have been thought through when the original development was planned with any telecom apparatus being integrated into the fabric of the building.

**Application No:** EPF/1944/21

**Officer:** Robin Hellier

**Applicant Name:** Mr Richard Dallas  
**Planning File No:** 008194  
**Location:** 2 Little Dragons, Loughton, IG10 4DG  
**Proposal:** TPO/CHI/04/70 (Ref: A1)  
T1: Sycamore - Specific removal of Limb A. Reduction of Limb B, as specified.  
Crown reduction of up to 2m over conservatory, 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/1953/21  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Ginney  
**Planning File No:** 001496  
**Location:** Loughton Baptist Church, 92 High Road, Loughton, IG10 4QU  
**Proposal:** TPO/EPF/07/79 (Ref: T15)  
T2: Ash - 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.

Members NOTED that the description of this proposal did not match the application, which referred to works to trees T1 and T2 and to fell tree T3.

If however, the application did only relate to works to T2, members would be willing to withdraw their objection, if the District Council's arboricultural officers deem this application acceptable.

**Application No:** EPF/2090/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Higgins Partnerships 1961 PLC  
**Planning File No:** 000695  
**Location:** 1 Langston Road, Loughton, IG10 3SD  
**Proposal:** Application to determine if Prior Approval is required for a proposed: Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3). (Revision to EPF/1408/21).  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- **The provision of adequate natural light in all habitable rooms of the dwellinghouses**  
The second phase of the original planning consent, EPF/333/03, is extant and the second commercial building can be erected at any time. This second phase would be attached to the eastern flank of this building and would therefore block the windows of those flats. Some of the bedrooms would be windowless with no natural light.

- **Transport and Highways**

The proposed 36 vehicle spaces for 57 flats were insufficient and would result in pressures for parking on Langston Road (which was an extremely busy and congested road following the opening of the shopping centre) and the wider area. In addition no provision had been made for visitors or tradespeople.

- **Flooding risks**

The flood risk assessment report provided, states that “*The site is at moderate risk of flooding from surface water, and moderate risk of flooding from groundwater.*” Members believe that following the recent heavy rainfall and flash flooding endured across the district, which is predicted to become the norm, that the infrastructure is at capacity and would be unable to cope with the further intensification resulting from this proposal (this would be even further exacerbated by the adjacent proposed 100 bed hotel, referred to in this report).

- **Noise from commercial premises on the intended occupiers of the development.**

The Committee commented that most of the surrounding ground area was not part of this application and would remain in ancillary office/commercial use. The ground floor flats, in particular the bedrooms, would likely be affected by the comings and goings of the commercial users. This would be amplified if the second phase of the original planning consent (EPF/333/03) was implemented. Furthermore, as this was an allocated Employment Site in the local plan, allowing these residential properties would limit any future employment opportunities within close proximity.

It was also noted that the drawings showed elevations but no existing and proposed elevations, making it impossible to tell if any external alterations were being made. Members requested an informative be added confirming that any external alterations would require separate planning permission; and suggested the applicant removed the advert from the top of the building as part of any external alteration package.

The original planning permission contained many condition precedents which had to be discharged prior to the commencement of works on site. No evidence of this could be found on the council website. If they have not been discharged this would mean the existing building was unlawful. Likewise, no evidence of discharging the travel plan arrangements set out in the section 106 agreement could be found. The council’s planning officers were requested to carefully scrutinise the terms of the original consent before determining this application as prior approval for a change of use cannot be granted for an unlawful building.

Finally, whilst the impact on the SAC cannot be considered for these types of applications, the Committee believed officers should report to members about serving an article 4 direction to withdraw the rights to change offices to flats without the need for planning consent on the grounds of loss of employment space and impact on the SAC. The Planning Inspector in their Local Plan Main Modifications, MM34, has requested that Policy E1 be amended as follows:

*“Existing Employment Sites (Designated and Undesignated)*

- A. *The Council will seek to retain and enhance existing employment sites and premises for their existing uses for B Use Class or Sui generis uses of an employment character.*
- B. *Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises for B Use Class or Sui generis uses of an employment character will be encouraged.*
- C. *Complementary and supporting uses may be considered acceptable where they will not individually, or cumulatively with other non-B Use Class uses, result in a material change to the site's employment character and function.*
- D. *Proposals that do not conform with A-C above will not be permitted unless it can be demonstrated through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing authorised employment use or alternative B Use Class or Sui generis uses of an employment character."*

Members requested that in light of the emerging Local Plan and the level of work required in order to implement the scheme, that a senior member of the policy team reviews this very important application in the area. Also, if the local planning authority is minded to approve this application, that the list of conditions attached to the previous application EPF/1408/21 should be mirrored here too.

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

The Committee NOTED the following applications:

**Application No:** EPF/1870/21

**Officer:** David Maguire

**Applicant Name:** Mrs Samantha King

**Planning File No:** 031263

**Location:** 22 Shaftesbury, Loughton, IG10 1HN

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with dormer to the rear and roof lights to the front roof slope.

**Application No:** EPF/1883/21

**Officer:** Kie Farrell

**Applicant Name:** Ms Victoria Biffa

**Planning File No:** 010734

**Location:** 12 The Crescent, Loughton, IG10 4PY

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

**Application No:** EPF/1895/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mrs Emma Stuchfield

**Planning File No:** 023090

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

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

**Application No:** EPF/1896/21

**Officer:** Alastair Prince

**Applicant Name:** Mr V Blagoev

**Planning File No:** 013480

**Location:** 50 Bushfields, Loughton, IG10 3JP

**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with hip to gable, rear dormer and roof lights.

**Application No:** EPF/1943/21

**Officer:** Brendan Meade

**Applicant Name:** Mr John Connolly

**Planning File No:** 018300

**Location:** 18 The Greens Close, Loughton, IG10 1QE

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

**51.3 Others – provided for information only: EPF/1861/21, EPF/1862/21, EPF/2012/21, EPF/2055/21, and EPF/2070/21**

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

**PL52 Decisions**

The Planning Decisions for July 2021 were NOTED.

**PL53 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL54 Enforcement and Compliance**

**54.1** No reports had been received.

**Signed:** .....

**Date:** 6 September 2021