

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Committee Members:

Councillors: T Downing (in the Chair)

P Abraham

C Davies

K Rainbow

J Riley

G Wiskin

W Kauffman (as substitute for Cllr Murphy)

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public.

The Committee agreed to bring forward planning application EPF/2144/21, Bank of England Printing Works, Langston Road, to the beginning of item 5, Planning Applications, as members of the public were interested in this item.

PL64 Apologies for Absence

Apologies for absence were received from Cllr Murphy. Cllr Kauffman had been nominated as her substitute for this meeting.

PL65 Declarations of Interest

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

- i. EPF/2204/21, 46 Pyrles Lane, owing to comments received from the LRA Plans Group; and
- ii. EPF/2143/21, 65 Harwater Drive, as the applicant was a member of the family of a town councillor.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2058/21, 29 and 30 The Greens Close, as he was a neighbour and would therefore not comment on this application.

PL66 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 September 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL67 Matters for Report

67.1 Notice of Appeal

67.1.1 EPF/2369/20 – Reformer Ltd, 69 Church Hill, Loughton, IG10 1QP. Proposal: Demolition of the existing dwelling and replacement with a block of 8 residential apartments alongside associated access, landscaping, amenity space, parking and other ancillary works. (Appeal ref no: APP/J1535/W/21/3270758) – Min no 1.1 - 16/11/20)

The Committee reiterated its previous comments which were:
The Committee OBJECTED to this application on the following grounds:

- *This proposal was an overdevelopment of the site. The minor changes to the height and bulk would not overcome the inspector's refusal on this ground. The proposed building remains too large and dominant on this part of Church Hill and remains out of character on this part of the street.*
- *Taking the total number of apartments down by two would not alter the lack of amenity space and neither would the green roofs.*
- *The proposal offered an unrealistic amount of parking space for the residents (potentially 30 in the 1x one-bedroom and 7x two-bedroom flats) providing only eight spaces for the eight flats and their visitors.*
- *Members also objected to the impact eight flats would have on the SAC. The Committee believes 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.*

67.2 Local Plan Main Modifications Public Consultation

The Committee CONFIRMED the proposed response of Loughton Town Council to this Epping Forest District Council consultation.

Cllr Wiskin enquired whether members should also respond individually, as he was particularly concerned about the threat posed by the Local Plan to the Forest as a Special Area of Conservation, which had been heavily endorsed by the Inspector in these main modifications. He was advised that all residents of the district were invited to respond individually, expressing their concerns and comments to this consultation.

PL68 Planning Applications

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

68.1 Application No: EPF/2144/21

Officer: Marie-Claire Tovey

Applicant Name: Mr Philip McManus

Planning File No: 000906

Location: Bank of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: Proposed 519 msq. loading bay extension to the existing industrial facility (Revised application to EPF/2622/20)

The Committee NOTED the contents of a letter of objection.

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

Members commented on the poor quality of the drawings submitted for this proposal, stating they were unclear and too faint to view sufficiently.

The Committee objected to this application. The proposal, by reason of its height, would create significant detriment to the visual amenity of the locality. The over-intensification of the site and the excessive noise already

endured, during all hours at the works, would be exacerbated, resulting in an enhanced negative impact on the lives, health and wellbeing, and amenity of the residents of the neighbouring properties, particularly those living in Kingsley Road.

Application No: EPF/1748/21

Officer: Muhammad Rahman

Applicant Name: Mr P Warton and Ms C Hunter

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: Alterations and extension to existing detached house.

The Committee OBJECTED to this application.

Members commented that the description of the application did not match the proposal. It was not considered to be alterations and an extension, more a complete rebuild of the property, into a different style entirely, meaning 'White Cottage' would no longer exist.

The proposal would fail to preserve or enhance the Baldwins Hill Conservation Area, creating a detrimental effect on the street scene.

Application No: EPF/1838/21

Officer: Ian Ansell

Applicant Name: Mr D Digwa

Planning File No: 013037

Location: 16 Alderton Hill, Loughton, IG10 3JB

Proposal: Demolition of existing house and construction of detached 6 bedroom house arranged on two floors with accommodation in the basement and roof.

The Committee OBJECTED to this application, on the grounds that it was an overdevelopment of the site.

Members considered the description was a misrepresentation of the proposal, which was in fact for a four storey house. There were actually 7 bedrooms contained in the drawings not 6!

Members noted that the existing swimming pool had not been referenced in this proposal. If it was going to be infilled, this would require planning permission, as it affects the water table.

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.

If the local planning authority was minded to grant this application, the Committee requested that the following conditions be imposed:

- i. That the basement policy submitted by GEO Smart be adhered to the letter to safeguard the development; and
- ii. That Permitted Development rights be removed, as the proposal had reached its maximum development of this site.

Application No: EPF/2034/21

Officer: Caroline Brown

Applicant Name: Mrs Clair Stockings

Planning File No: 006709

Location: 12 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed partial demolition of existing conservatory & erection of a rear extension.

The Committee had NO OBJECTION to this application but expressed concern for overdevelopment of this property.

Application No: EPF/2047/21

Officer: Zara Seelig

Applicant Name: Mrs E Higgs

Planning File No: 031305

Location: 58 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Demolition of existing rear extension, proposed full width rear single storey extension with monopitch roof and rooflights, door & window changes to utility room on flank elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/2048/21

Officer: Brendan Meade

Applicant Name: Debbie Curtis

Planning File No: 012249

Location: 20 Upper Park, Loughton, IG10 4EW

Proposal: Loft conversion with ridge raise plus front and rear dormers. (Revised application to EPF/1404/21).

The Committee OBJECTED to this application, stating it was overbearing on the street scene. The proposal was still excessive in height, which would have a detrimental effect on neighbouring properties. The proposal would set an unwelcome precedent in the locality.

Application No: EPF/2051/21

Officer: Kie Farrell

Applicant Name: Mr Chris Gossan

Planning File No: 029911

Location: 130 Hanson Drive, Loughton, IG10 2EA

Proposal: Proposed part two storey/part single storey front extension, single storey side extension & single storey rear extension.

The Committee OBJECTED to this application, on the grounds that it would change the symmetry of the street scene. The proposal extends too far beyond the building line. It would be out of keeping and have a negative impact on the visual amenity of the neighbours at no. 122 and the neighbouring flats.

Members had NO OBJECTION to the rear extension.

Application No: EPF/2058/21

Officer: Brendan Meade

Applicant Name: Mr and Mr D and G Carins and Mallory -

Planning File No: 021374

Location: 29 and 30, The Greens Close, Loughton, IG10 1QE

Proposal: No 29 - Extension of garage with first floor extension over.

No 30 - Extension of garage and conversion to habitable room with first floor extension over.

The Committee had NO OBJECTION to this application. However, members expressed concern for the loss of symmetry and the effect to the street scene of a perfect period example offered by this pair of semi-detached houses.

Application No: EPF/2143/21

Officer: Muhammad Rahman

Applicant Name: Mrs Amy Beale

Planning File No: 003219

Location: 65 Harwater Drive, Loughton, IG10 1LP

Proposal: Proposed house adaption to suit wheelchair disabled use with replacement garage and internal lift to upper ground floor and small side dormer to loft (Revised scheme to EPF/1989/20).

The Committee had NO OBJECTION to this application.

Application No: EPF/2152/21

Officer: Brendan Meade

Applicant Name: Mr & Mrs Sugiarto

Planning File No: 012542

Location: 32 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Part two storey and part single storey rear extension. First floor front extension and raising of side roof to match main ridge.

The Committee OBJECTED to this application, stating it was an overdevelopment of the property. The proposal would be overbearing on the neighbour. The window at the rear was out of keeping and would result in light pollution creating a detrimental effect on the wildlife and its habitat.

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.

Application No: EPF/2154/21

Officer: Kie Farrell

Applicant Name: Mr Momchil Hristov

Planning File No: 022711

Location: 9 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Application for a Lawful Development certificate for existing use of an outbuilding.

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 that the outbuilding remain ancillary to the main dwelling and be used in association with the main house, to prevent its use as a separate property. The Committee commented that no 'use' for this outbuilding had been stated in the application.

Application No: EPF/2167/21
Officer: Alastair Prince
Applicant Name: Ms Charis Giles
Planning File No: 031302
Location: 87 Staples Road, Loughton, IG10 1HR
Proposal: Single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2183/21
Officer: Muhammad Rahman
Applicant Name: Mr Ian Harris
Planning File No: 015013
Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ
Proposal: Detached garage with guest bedroom and ensuite over to use as an annexe in association with the existing detached house (Revised application to EPF/1485/20)

The Committee OBJECTED to this application on the grounds of the negative impact it would have on the street scene, due to the proposed removal of the hedge.

The Committee would be willing to withdraw its objection, if the applicant agreed to replace the hedge with suitable native planting to maintain the green boundary/screen at this site.

The Committee AGREED to suspend standing order 3ff until 10pm.

Application No: EPF/2193/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs Lennon
Planning File No: 010624
Location: 82 Algiers Road, Loughton, IG10 4ND
Proposal: Single storey side extension at 1st floor level.

The Committee OBJECTED to this application caused by the loss of symmetry, and a closing-in of the properties, resulting in a negative impact on the street scene.

Members stated that the description for this proposal was incorrect. It was a 'two storey side extension' and should be described as such.

Application No: EPF/2201/21
Officer: Robin Hellier
Applicant Name: Neddy
Planning File No: 013392
Location: 6 Wellfields, Loughton, IG10 1NX

Proposal: TPO/EPF/14/83 (Ref: T5)

T1: Blue Cedar - Crown reduce spreading branches, as specified.
Crown thin, 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/2204/21

Officer: Brendan Meade

Applicant Name: Mr. Nizzam Uddin

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Application for a change of use from A1 to A5 (Indian Takeaway)or Sui Generis (new user classes) (Revised application to EPF/0517/21)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed ventilation system would not protect the amenity of the residents living in the properties above this site.

Members also drew the Planning Officer's attention to the Environment Enforcement Officer's request for a noise assessment report, before a decision could be made on this proposal.

The Committee stated it would withdraw its objection, if the applicant agreed to install vertical venting, finishing above the flats, rather than the proposed horizontal venting.

If the local planning authority was minded to approve this application, the Committee requested that the following conditions be imposed:

- i. The premises shall close at 10pm (and not 11pm as indicated on the application form). In order to protect the amenity of local residents from late night noise and disturbance.
- ii. The kitchen extractor system shall be painted black and permanently maintained in that colour. A reflective steel trunking would harm the visual amenity of residents looking onto the structure and in order to reduce its visual impact.

Application No: EPF/2341/21

Officer: Robin Hellier

Applicant Name: Mr Michael Young

Planning File No: 007998

Location: 13 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T23 & T29)

T1: Ash - Remove decaying stem, as specified. Crown reduce by up to 1m, as specified.

T2: Birch - Crown reduce height by up to 1m & lateral branches by up to 2m, 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.

68.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2216/21

Officer: David Maguire

Applicant Name: Mark Cross

Planning File No: 007424

Location: 67 Pyrles Lane, Loughton, IG10 2NL

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

Application No: EPF/2231/21

Officer: Caroline Brown

Applicant Name: Kavi Buhorah

Planning File No: 031308

Location: 45 Colson Road, Loughton, IG10 3RL

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip to gable extension, rear facing dormer & front roof windows.

Application No: EPF/2236/21

Officer: Alastair Prince

Applicant Name: Mr Balbir Doal

Planning File No: 013386

Location: 53 Sparelease Hill, Loughton, IG10 1BS

Proposal: Application for a Lawful Development certificate for a proposed construction of a single storey outbuilding to rear of curtilage for use as summerhouse & shed.

68.3 Others – provided for information only.

There were no applications listed under 'Others'.

PL69 Decisions

Decisions for August 2021 were NOTED by the Committee.

Cllr Wiskin reported that the Planning Officer's report in respect of planning application, 'EPF/1842/21 – 179-181 High Road Loughton IG10 4LF, proposal: Advertisement consent for externally illuminated fascia sign', incorrectly stated that Loughton Town Council had submitted "comments – insufficient information" against this application. Whereas, the Committee had submitted an OBJECTION to this application (Min no PL51.1).

Members commented that they were concerned there was no clarity regarding this application, as to the positioning of this proposal and other details relating to the signage.

The Planning Committee Clerk was requested to draw this matter to the attention of the Planning Department at Epping Forest District Council.

PL70 Licensing Applications

No licensing applications had come to the attention of officers.

PL71 Enforcement and Compliance

71.1 Enforcement Report

The Planning Committee Clerk reported that the following notification had been received in respect of the breach reported at The Gardeners Arms (Min no PL58.1) and a response from the residents that had initiated these issues would follow in due course:

“With regard to the complaint concerning the above.

- 1. The white picket fence to the front of the property was investigated last year. It is considered that the fence is in keeping and therefore no further action was or is contemplated regarding its retention.*
- 2. The main area has been in use as a seating area for over 7 years and part of it for over 13 years. The paving of the area is visible on Google Maps in 2008.”*

The Committee NOTED the above report.

Signed:

Date: 4 October 2021