

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 October 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

G Wiskin

B Cohen (as substitute for Cllr Riley)

W Kauffman (as substitute for Cllr Downing – from min no 73)

Officers: Debra Paris (Planning Committee Clerk)

7 Members of the public.

Cllr Davies (Vice Chairman of the Planning Committee) announced that she would be chairing this evening's meeting in the absence of Cllr Downing (Chairman of the Planning Committee).

PL72 Apologies for Absence

Apologies for absence were received from Cllrs Downing and Riley, Cllrs Kauffman and Cohen had been nominated as their respective substitutes for this meeting.

Cllr Kauffman arrived during the following item.

PL73 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications : EPF/2093/21 - 191 High Road; EPF/2095/21 - 7 High Silver; EPF/2137/21 - 14 Ashfields; EPF/2259/21 - Mulberry, Woodberry Hill; EPF/2262/21 - 4 Lucton Mews; EPF/2350/21 - 1 Grasmere Close; EPF/2213/21 - 11 Barncroft Road; EPF/2032/21 - 3 Shelley Grove; EPF/2088/21 - 43 Meadow Road; EPF/2171/21 - 26 Stanmore Way; EPF/2176/21 - 31 Carroll Hill; EPF/2277/21 - 32 Stanmore Way; and EPF/2322/21 - 216 High Road; owing to comments received from the LRA Plans Group.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/2095/21, 7 High Silver, as he was acquainted with the applicant, and therefore would not comment on this application.

PL74 Confirmation of Minutes

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

The Committee agreed to bring forward planning applications EPF/1954/21 - 20 Clays Lane; EPF/2088/21 – 43 Meadow Road; EPF/2095/21 – 7 High Silver; and EPF/2137/21 – 14 Ashfields, before agenda item 4, Matters for Report, as members of the public were interested in these items.

PL75 Planning Applications

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

75.1 Application No: EPF/1954/21

Officer: Zara Seelig

Applicant Name: Mr Bobby Nagpal

Planning File No: 002367

Location: 20 Clays Lane, Loughton, IG10 2RZ

Proposal: Single storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Extension of existing lower ground floor level void to provide associated cycle storage & general storage space.

A representative of the applicant addressed the meeting.

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

The Chairman conveyed the importance Loughton Town Council's Planning Committee placed on protecting the environs of Loughton, in particular the Forest, a Special Area of Conservation, and its habitat.

Application No: EPF/2088/21

Officer: Marie-Claire Tovey

Applicant Name: Smith

Planning File No: 020449

Location: 43 Meadow Road, Loughton, IG10 4HY

Proposal: The application proposes: - the demolition of the existing conservatory and the erection of a 2-storey extension - change of use from C3 to Sui Generis HMO.

The Committee NOTED the contents of 37 letters of objection.

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

The Committee NOTED the speaker's statement that he and other residents had not received their notifications from the local planning authority regarding this application until today.

The Committee OBJECTED to this application, in particular, the overbearing nature of this proposal and the negative impact it would have on the neighbours in Meadow Road.

Members supported the objections raised by neighbouring residents and of the Loughton Residents Association Plans Group.

The character of Meadow Road is of a family housing area.

The proposed change to eight micro flats would result in an unacceptable intensification of the use of the building, that would seriously harm the character of Meadow Road. The loss of family housing would be detrimental to the character of the area.

The two storey extension would create an unacceptable loss of light and increase a sense of enclosure to the occupiers of 41 Meadow Road. The applicant's 45 degree assessment was incorrect and had no standing for planning purposes. They should refer to the BRE Guidance "Site Layout

planning for daylight and sunlight: a guide to good practice” and carry out the assessment correctly.

The Committee disagreed with the applicant’s Highway Statement. In particular, the claim that car ownership would be minimal. Loughton residents own cars and living in an HMO would not change that. A House of Multiple Occupancy would attract far more visitors than a single dwelling. Parking on Meadow Road was already a problem, which would be significantly exacerbated by this proposal. With regards the parking restrictions (which cover a relatively small area) the tenants would simply park their cars outside the parking zone and walk to the HMO. Parking restrictions were not 24 hour nor seven days a week.

The extra cars and vehicle movement would result in more car pollution and a subsequent impact on the air quality to the SAC. Any development that leads to more traffic in the SAC would be unacceptable. The bedsits would 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 would not prevent additional cars associated with new HMOs from polluting the SAC before the CAZ was brought into operation.

The HMO was still very poorly designed offering substandard accommodation, deficient in a reasonable standard of amenity. Some of the toilets still sit above bedrooms. The communal area was far too small and the occupier of bedroom 3 would be constantly disturbed by other tenants using the garden and patio area, particularly in the summer when windows are open to cool the room. Bedroom 3 could only be accessed via the combined living area. The occupiers of bedroom 1 and 2 at ground floor level would suffer regular disturbance from tenants accessing the HMO particularly late in the evening.

The bin store was situated outside the bedroom window to unit No1 to the detriment of the occupier’s amenity. Members questioned whether the refuse storage area at the front was adequate for such an intensified use.

Overall the intensification of this use would result in excessive noise and disturbance to the occupiers of the development and adjoining residents. It remains a poorly thought through application representing an overdevelopment of a property that was never designed or built for this type of use.

The proposal would be detrimental to the residents of the building and those who live in Meadow Road.

Application No: EPF/2095/21

Officer: Muhammad Rahman

Applicant Name: Mr A Mann

Planning File No: 004327

Location: 7 High Silver, Loughton, IG10 4ELs

Proposal: Proposed partial demolition & adding railing to the front boundary wall.

The Committee NOTED the contents of two letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, stating it destroyed the open aspect of this cul-de-sac. Members questioned the validity of the plans in respect to ownership of the land, which appeared to incorporate the council-owned grass verge.

Members considered the council should proceed to take appropriate enforcement action to secure the demolition of this boundary wall, which had a detrimental effect on the streetscape.

Application No: EPF/2137/21

Officer: David Maguire

Applicant Name: Mr Michael Prince

Planning File No: 031311

Location: 14 Ashfields, Loughton, IG10 1SB

Proposal: Internal alterations with new roof lights & rear Juliet balconies; rear single storey & side upper storey extensions plus modifications to existing front yard/ dropped kerb area.

The Committee NOTED the contents of two letters of objection.

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

The Committee OBJECTED to this application, on the grounds that it was an overdevelopment by reason of its height, bulk and length of the rear extension and subsequent loss of garden, which would be detrimental to the townscape and character to this part of Ashfields.

Members were concerned that the flat roof of the ground floor extension could be used as a terrace, which together with the large glazing and balconies would be intrusive on the amenity of the neighbours at 12a Ashfields and Baldwin's Hill.

PL76 Matters for Report

76.1 Notices of Appeal

76.1.1 EPF/1191/21 – 25 Felstead Road, Loughton, IG10 3BB.

Proposal: First floor rear extension. (Appeal ref no: APP/J1535/D/21/3278363 – Min no PL7.1)

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

76.1.2 EPF/0633/21 – 9 Shelley Grove, Loughton, IG10 1BY.

Proposal: Proposed two storey front extension, first floor 'infill' rear extension. Replacement of roof with full hipped roof and additional dormer window to rear. Replacement windows, front porch canopy and external re-rendering to main dwelling. (Amended application to EPF/2013/20.) (Appeal ref no: APP/J1535/D/21/3277264 – Min no 1.1 – 12.4.21)

The Planning Committee Clerk reported that the incorrect address '25 Felstead Road' had been recorded on the agenda for this

application. The correct address should be 9 Shelley Grove, IG10 1BY.

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

76.1.3 EPF/0241/21 – 3 Spareleaze Hill, Loughton, IG10 1BS. Proposal: Proposed first floor side extension. (Appeal ref no: APP/J1535/D/21/3277265 – Min no 1.1 – 12.4.21)

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

76.1.4 EPF/0615/21 – 83 Forest Road, Loughton, IG10 1EF. Proposal: Demolition of existing rear extension. Proposed single and two storey rear extension. Proposed two storey front extension and garage conversion. (Revised application to EPF/2363/20.) (Appeal ref no: APP/J1535/D/21/3279164 – Min no 1.1 – 12.4.21)

The Planning Committee Clerk reported that Epping Forest District Council had provided incorrect notification on this appeal. The appeal was in fact proceeding under the Householder Appeals Service, meaning there was no opportunity to submit further comments, and was provided for information only.

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

76.2 Amended Planning Application

76.2.1 EPF/2033/21 – 17 Stony Path, Loughton, IG10 1SJ – Proposal: Extension to the roof and addition of small front, side and rear dormer. (Re-submitted application to EPF/2989/20.)

The Planning Committee Clerk advised that the Planning Officer at Epping Forest District Council had requested the Committee's comments on this application, which had been omitted from an earlier Weekly List of the Local Planning Authority, and comments were required before the next LTC Planning Committee Meeting.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing, creating a negative impact on the street scene. The additional Velux windows to the main front dormer bedroom would be out of keeping with other dwellings in Stony Path.

The proposed new third storey left side dormer would cause overlooking, creating a loss of privacy for the neighbours at no. 19.

76.3 Planning Applications: EPF/2196/21 and EPF/2197/21 - The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX

Members were asked to consider attendance at the Area Plans South sub-committee meeting at Epping Forest District to determine these planning applications.

Cllr Davies confirmed that she would attend the District Council's meeting to support the objections submitted by Loughton Town Council's Planning Committee in respect of these applications.

PL77 Planning Applications

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

77.1 Application No: EPF/2032/21

Officer: Muhammad Rahman

Applicant Name: Ms Nimmo

Planning File No: 031338

Location: 3 Shelley Grove, Loughton, IG10 1BY

Proposal: Proposed conversion of existing dwelling into 2 self-contained flats (1x GF flat and 1x FF flat), proposed side extension to replace garage, and proposed widening of crossover.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing and out of keeping with the area. Shelley Grove consisted of family housing, to allow them to be converted into flats would set an unwelcome precedent, causing significant harm to the character of the area.

Removing the front garden in its entirety to create 4 parking spaces was deemed excessive and would harm the visual amenity of the street scene. It was important to maintain and protect the green space to prevent water run-off onto the street and potential surface water flooding.

Members considered the journey information report provided to be nonsense. The extra dwelling (and parking spaces) would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC was unacceptable. It 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 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ was brought into operation.

Application No: EPF/2060/21

Officer: David Maguire

Applicant Name: Jo Cox

Planning File No: 016318

Location: 27 Hanson Drive, Loughton, IG10 2ED

Proposal: Proposed ground floor front infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2093/21

Officer: Brendan Meade

Applicant Name: Caroline Dent

Planning File No: 009611

Location: 191 High Road, Loughton, IG10 4LN

Proposal: Change of use from Class E to Sui Generis to convert from a bank to a cinema/workspace use.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, subject to the following issues being addressed:

- A requirement for a large space/entrance vestibule behind the door, particularly for wheelchair users which would also avoid a dead display area as currently shown on the plans.
- Members expressed concern that no information had been provided regarding air conditioning for the venue.

The Committee requested, that if the local planning authority was minded to approve this application, that conditions be imposed to ensure the use operated as proposed and (very importantly) that the use was soundproofed to ensure any noise was not audible inside adjacent premises, particularly Lopping Hall.

The council needs to ensure any performances at Lopping Hall were not affected by a film in terms of noise and vibration during the evening.

Members also expressed concerns for the operating hours and that the venue would not be used as a late-night drinking club.

Application No: EPF/2112/21

Officer: Brendan Meade

Applicant Name: Mr Onder Gorgulu

Planning File No: 031334

Location: 9 Southernhay, Loughton, IG10 4EN

Proposal: Proposed two storey side extension with loft conversion and rear extension.

The Committee OBJECTED to this application, on the grounds that the proposed two storey side extension up to the boundary was an overdevelopment and would create a terracing effect. Members expressed concern as to how the flank wall could be maintained if it was built up to the boundary.

The proposal would have an overbearing impact on the neighbours, and the Juliet balcony would cause overlooking.

The Committee believed that the proposed increase of three 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 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ was brought into operation.

Application No: EPF/2146/21

Officer: Zara Seelig

Applicant Name: Mr Rodriguez Pereira

Planning File No: 013818

Location: 7 Hilltop Close, Loughton, IG10 1PY

Proposal: Proposed construction of a ground floor side extension, including the removal of existing garage

The Committee had NO OBJECTION to this application.

Application No: EPF/2153/21
Officer: David Maguire
Applicant Name: Mr Neil Hawkins
Planning File No: 031317
Location: 17 Parkmead, Loughton, IG10 3JW
Proposal: Construct single storey side extension to accommodate a wheelchair accessible bedroom & bathroom.

The Committee had NO OBJECTION to this application but expressed concern for the street scene caused by the proposed flat roof to this extension.

Application No: EPF/2156/21
Officer: Brendan Meade
Applicant Name: Mr & Mrs Nadeem & Sanam Siddique
Planning File No: 017406
Location: 65 A Alderton Hill, Loughton, IG10 3JD
Proposal: Small dormer set back from the existing flat roofed rear dormer to provide a new bathroom.

The Committee had NO OBJECTION to this application.

Application No: EPF/2168/21
Officer: Zara Seelig
Applicant Name: Mr & Mrs Ivan & Irena Levyskyy & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: First floor side extension. (Revised application to EPF/1577/21)

The Committee had NO OBJECTION to this application.

Application No: EPF/2171/21
Officer: Brendan Meade
Applicant Name: Mr Jonathan Fineberg
Planning File No: 005747
Location: 26 Stanmore Way, Loughton, IG10 2SA
Proposal: Erection of 5ft metal sliding gates and brick piers to existing site boundary.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it spoilt the open aspect of the road. The installation of these large security railings was changing the character of the area.

The proposed design did not take into account the sloping pavement and would not work. The existing brick pier was approximately 1m tall and the brick wall/pier decreases uphill. There was no finesse to the design, and members believed the 1.5m railing would not really provide security.

Application No: EPF/2175/21
Officer: Alastair Prince
Applicant Name: MR DOREN GABRIEL
Planning File No: 031322
Location: 2 Boleyn Close, Loughton, IG10 3NL
Proposal: Garage conversion.

The Committee had NO OBJECTION to this application.

Application No: EPF/2176/21
Officer: Brendan Meade
Applicant Name: Mr and Mrs M Razaq
Planning File No: 026289
Location: 31 Carroll Hill, Loughton, IG10 1NL
Proposal: Two storey front and rear extensions and loft conversion (Revised application to EPF/1591/21).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was an overdevelopment of the site which would create visual detriment to this part of Carroll Hill. The new windows would cause overlooking to the adjoining neighbours and the choice of UPVC was out of keeping.

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 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ was brought into operation.

Application No: EPF/2213/21
Officer: Sukhvinder Dhadwar
Applicant Name: Anna Gilkes
Planning File No: 031321
Location: 11 Barncroft Road, Loughton, IG10 3EY
Proposal: Proposed hip to gable roof extension to create a habitable space.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. The property was a maisonette in a semi-block which formed a matching pair with the neighbouring property. The proposal was an overdevelopment and would result in overlooking of the houses to the rear of the property.

Application No: EPF/2259/21
Officer: Marie-Claire Tovey
Applicant Name: Mrs Hayley Gulston
Planning File No: 006409
Location: Mulberry, Woodbury Hill, Loughton, IG10 1JB
Proposal: Demolition of existing dwelling house, standalone stable block, hardstanding tennis court, and replacement with new dwelling.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application.

This property is within the York Hill Conservation Area. Members noted that the Conservation Area appraisal cites the use of traditional materials such as brick & weatherboarding, plain clay tiles, pantile & slate, timber window frames, fences & hedges. It goes on to say "The use of traditional materials such as brick, render, timber weatherboarding, plain clay tiles and natural slate will be encouraged in the construction of new buildings or

extensions to existing buildings in the conservation area. Modern materials such as concrete, uPVC and aluminium will be discouraged as these will generally be out of character”.

The existing building is by Geoffrey Bateman who designed several buildings in Loughton and is typical of its time. The existing house is a good example of that period of architecture, adding interest to this part of the York Hill Conservation Area. The applicant’s statement that the existing dwelling has a "neutral impact" on the conservation area is therefore disputed. Members deemed it had a positive, if modest, impact and forms part of the history and charm of York Hill. The loss of this building would therefore amount to substantial harm under para 201 of the NPPF and for that reason alone permission should be refused.

The proposed replacement building is very modern and wholly out of character with the York Hill Conservation Area. The excessive use of glazing at the rear of the property would also cause light pollution, resulting in a detrimental effect on the wildlife of the neighbouring forest and its habitat.

The Committee considered the loss of the existing building would cause demonstrable harm to the Conservation Area, and the proposed replacement would provide no public benefits as required under the National Planning Policy Framework.

Application No: EPF/2262/21

Officer: Brendan Meade

Applicant Name: Mr Dave Coxell

Planning File No: 030993

Location: 4 Lucton Mews, Loughton, IG10 3PE

Proposal: Pitch roof to consented rear extension (under EPF/0960/21)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, considering the first floor extension represented an overdevelopment of this small plot, which would be out of character with the terrace; and would create an overbearing impact on 3 Lucton Mews.

Members believed that the approved proposal (under EPF/0960/21) represented a sufficient improvement to this property, without the need for further development.

Application No: EPF/2277/21

Officer: Alastair Prince

Applicant Name: Mr Gautam Chhabra

Planning File No: 003372

Location: 32 Stanmore Way, Loughton, IG10 2SA

Proposal: Front, rear and side extensions and internal remodelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would create a significantly larger building, that would be out of scale with neighbouring properties and the houses opposite, creating a detrimental effect to this part of Stanmore Way.

The loss of the street tree would be significant as its large in comparison to others in this road. The proposed boundary treatment, i.e. the railings, gates and piers would be out of keeping with the generally open aspect of Stanmore Way and create a negative impact on the street scene.

Members expressed concern for light pollution, caused by the excessive use of glazing in this proposal, and the detrimental effect that would have on insects, birds and wildlife, being in close proximity to the nearby Forest.

Application No: EPF/2280/21
Officer: Muhammad Rahman
Applicant Name: Debbie Campbell
Planning File No: 024744
Location: 73 Meadow Road, Loughton, IG10 4HY
Proposal: Single storey rear infill and first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2289/21
Officer: Robin Hellier
Applicant Name: Alice Savage
Planning File No: 017281
Location: 2 Catherine Close, Loughton, IG10 3NJ
Proposal: TPO/EPF/30/89 (Ref: T27)
T1: Oak - Crown reduce 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/2291/21
Officer: David Maguire
Applicant Name: Mr Steven Hill
Planning File No: 031189
Location: 22 Ollards Grove, Loughton, IG10 4DW
Proposal: Two storey side extension, single storey rear extension.

The Committee had NO OBJECTION to this application, subject to a condition that building materials and windows match existing.

The Committee AGREED to suspend standing order 3ff for fifteen minutes.

Application No: EPF/2322/21
Officer: Brendan Meade
Applicant Name: Singh
Planning File No: 002441
Location: 216 High Road, Loughton, IG10 1ET
Proposal: Fascia above club entrance. Projecting sign on LHS of entrance. Non-illuminated Fascia on the back of the building in the car park to help direct members to club.

The Committee OBJECTED to this application on the grounds that the non-illuminated flex faced sign with acrylic letters bonded directly to the elevation sign to the rear was unacceptable in principle. The rear parking area is overlooked by a group of houses on Clifton Road that have merit. The signage would be detrimental to the visual amenity of the residents and visitors to this street.

Members had NO OBJECTION to the front fascia signage.

The Committee expressed disappointment that the District Council's property team had not found a more appropriate use for this retail outlet in the middle of the High Street, and requested this concern be brought to their attention.

Application No: EPF/2350/21

Officer: Caroline Brown

Applicant Name: Mr Sukhbir Birak

Planning File No: 031325

Location: 1 Grasmere Close, Loughton, IG10 1SL

Proposal: Conversion of existing garage into a habitable space with erection of first floor side extension with pitched roof.

The Committee NOTED the contents of 2 letters of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, building right up to the boundary of 10 St Johns Road and effectively turning this into a terrace. The extension was considered far too large; appearing to double the bulk of the house when viewed from the street where it needs to remain subservient to the main dwelling house. This huge addition, by reason of its bulk and height would be harmful to the townscape and amenity of this attractive road.

The extension would be too close to the side window at No 10 St Johns Road, which is the sole source of light and openness to a small office and would materially impact on the sense of enclosure to this room, effectively boxing in the occupant.

Whilst the proposal was considered to be acceptable at ground floor level, the extension requires to be greatly reduced at first floor level, to preserve the gap with No 10 St Johns Road. The proposal should be half the proposed length. It also projects too far out when viewed against the buildings on St Johns Road and needs to be stepped back – not projecting forward any further at first floor level than No 10.

Members believed this scheme which has two front entrances, would pave the way for the conversion of this property into two dwellings, and requested that the local planning authority add an informative to the planning decision letter reminding the applicant this building was very close to the Epping Forest SAC and that any new dwellings are unacceptable because of the impact on it.

Overall, the proposals were contrary to policy DBE10 of the Epping Forest Combined Plan because they are harmful to the street scene, dominate the existing building and separation to the neighbour.

Application No: EPF/2400/21

Officer: Robin Hellier

Applicant Name: Saziye Yazer
Planning File No: 024517
Location: 66 Lawton Road, Loughton, IG10 2AA
Proposal: TPO/EPF/07/17
T1: Horse Chestnut - Crown reduce by up to 3m, 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.

77.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2251/21

Officer: Zara Seelig

Applicant Name: Ms Claire Farquhar

Planning File No: 031330

Location: 92 Newmans Lane, Loughton, IG10 1TN

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension & a proposed garden room.

Application No: EPF/2362/21

Officer: David Maguire

Applicant Name: Antonis Kotsonis

Planning File No: 031188

Location: 3 Hanson Drive, Loughton, IG10 2ED

Proposal: Certificate of lawful development for a proposed installation of a single air conditioning unit and associated works.

Application No: EPF/2389/21

Officer: David Maguire

Applicant Name: Ms Gursharan Rai

Planning File No: 008988

Location: 124 The Lindens, Loughton, IG10 3HU

Proposal: Certificate of lawful development for a proposed garage conversion.

77.3 Others – provided for information only: EPF/2299/21, EPF/2347/21, EPF/2348/21, EPF/2392/21, EPF/2392/21, EPF/2484/21, EPF/2489/21 and EPF/2557/21

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

PL78 Decisions

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

PL79 Licensing Applications

No licensing applications had come to the attention of officers.

PL80 Enforcement and Compliance

No reports had been received.

Signed:

Date: 18 October 2021