

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 18 October 2021 at 7.45pm at Loughton Library & Town Hall**

**Committee Members:**

**Councillors:** C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

W Kauffman (as substitute for Cllr Downing)

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

**The meeting was preceded by a minute's silence in memory of Sir David Amess MP, following his tragic death on 15 October 2021.**

**PL81 Apologies for Absence**

Apologies for absence were received from Cllr Downing. Cllr Kauffman had been nominated as his substitute for this meeting, with Cllr Davies taking the Chair.

**PL82 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/2217/21 – 67 Pyrles Lane; EPF/2279/21 – 91 Tycehurst Hill; EPF/2374/21 – 20 Goldings Rise; EPF/2388/21 – Forest Lodge, 1 Fairmeadside; EPF/2416/21 – 119 Queens Road; EPF/2447/21 – 1 Trevelyan Gardens; and EPF/2450/21 – 27 Roundmead Avenue, owing to comments received from the LRA Plans Group.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2447/21 – 1 Trevelyan Gardens, as he knew the applicant. He would therefore not comment on this proposal.

**PL83 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 4 October 2021 were CONFIRMED as a correct record and signed by the Chairman.

**PL84 Matters for Report**

**84.1 Amended Plans**

**84.1.1 EPF/2144/21 - 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). Additional plans received to show current proposal against existing permission – Min no PL68.1**

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that before commencement of the development a schedule of noise attenuation be submitted and approved by the local planning

authority, in order to address the objections of the residents in Kingsley Road and to protect their amenity.

**84.2 Notices of Appeal**

**84.2.1 EPF/2831/20 – 84 Goldings Road, Loughton, IG10 2QN.**  
**Proposal: Proposed single storey rear extension with a raised terrace. (Appeal ref no: APP/J1535/D/21/3278832 – Min no 1.1 – 12.4.21)**

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

**84.2.2 EPF/1657/21 – 27 Roundmead Avenue, Loughton, IG10 1QA.**  
**Proposal: Two storey side extension, single storey rear extension & loft conversion including Juliet balcony. (Appeal ref no: APP/J1535/D/21/3282177 – Min no PL34.1)**

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

**84.3 Planning Procedures**

The Committee considered the response received from the Local Planning Authority to a concern it had raised in respect of a previous planning application.

Members believed the response was inadequate, questioning why they were invited to submit comments on planning applications that did not provide sufficient clarity regarding the intended proposal.

The Committee suggested that either a meeting be arranged between the Town Clerk and Chairman of the Planning & Licensing Committee with members of the management team from the Local Planning Authority (LPA) to resolve this issue; or members of the management team from the LPA attend a future Planning and Licensing Committee meeting to advise on this matter and also explain the peer checking of Planning Officers to ensure due diligence is undertaken.

**PL85 Planning Applications**

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

**85.1 Application No: EPF/2217/21**

**Officer:** David Maguire

**Applicant Name:** Mark Cross

**Planning File No:** 007424

**Location:** 67 Pyrles Lane, Loughton, IG10 2NL

**Proposal:** Proposed garage conversion and front extension to create a front porch.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2279/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Antony Shine

**Planning File No:** 010657

**Location:** 91 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** Garage extension to front and single storey rear extension.

The Committee NOTED the contents of a letter of objection.

Members NOTED that the proposed plans for the rear extension were incomplete. The application form stated “garage extension to front of house” whereas the drawings showed a large rear extension.

The Committee OBJECTED to this application stating that the rear extension by reason of its bulk and amount of glazing was inappropriate on this part of Tycehurst Hill; the committee was also concerned about light pollution that would result from the large expanse of glass and its negative impact on wildlife and insects. The garage coming forward would also result in a long blank oppressive wall running along the boundary to No 93 Tycehurst Hill.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that the garage extension remain ancillary to the main dwelling.

**Application No:** EPF/2333/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr. Kazim Aslan  
**Planning File No:** 018910  
**Location:** 47-49 The Broadway, Loughton, IG10 3SP  
**Proposal:** New shopfront and ATM.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2361/21  
**Officer:** David Maguire  
**Applicant Name:** Mr and Mrs C. Schaller  
**Planning File No:** 008974  
**Location:** Castlerea, 15 Champions, Loughton, IG10 2SG  
**Proposal:** Front porch extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2374/21  
**Officer:** David Maguire  
**Applicant Name:** Mr Gokcek  
**Planning File No:** 031346  
**Location:** 20 Goldings Rise, Loughton, IG10 2QP  
**Proposal:** Proposed remodelling of existing facade using existing levels and roof remodelling to adapt proposed hip to gable style roof extension. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the rear roof extension was too bulky, making it appear too large and clumsy. It needs to be subservient to the main building and read as a proper dormer. As such it should to be reduced in size. The poor example at No 21 should not be used to justify another one in this location.

Members expressed concern that this overbearing proposal would have on the neighbours; and with the site being so close to the forest, for the negative impact the extensive glazing at the rear of the property would have on insects and animals caused by light pollution.

**Application No:** EPF/2388/21  
**Officer:** Brendan Meade  
**Applicant Name:** SIRGHI

**Planning File No:** 015079

**Location:** Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

**Proposal:** Part single and part two storey rear extension and conversion of garage to habitable room. (Revised application to EPF/1564/21)

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

However members requested that should the local planning authority be minded to approve this application the following conditions be imposed:

- i. Prior to commencement all unlawful ground works be removed; and
- ii. the boundary treatment be reinstated, as previous (a thick green screen), with planting of native species. This would help mitigate the effects on the forest from light pollution that the wall of glazing at the rear of the property would cause.

**Application No:** EPF/2390/21

**Officer:** Brendan Meade

**Applicant Name:** Mr Simon Grainger

**Planning File No:** 004237

**Location:** 11 Roundmead Avenue, Loughton, IG10 1QA

**Proposal:** Proposed ground floor rear, side and front extension. First floor extension and loft conversion.

The Committee had NO OBJECTION to this application but expressed concern for the loss of street scene caused by the closing in and resulting loss of the existing view of the sky and greenery to the rear of the property.

**Application No:** EPF/2416/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Pieter Hoeksma

**Planning File No:** 031347

**Location:** 119 Queens Road, Loughton, IG10 1RR

**Proposal:** New single storey rear extension incorporating level changes.

The Committee NOTED the contents of a letter of objection.

Members believed this building was an undesignated heritage asset, just outside the York Hill Conservation Area. It was very characteristic of its time c1895 and, being situated on a corner, was in a very prominent position.

The Committee OBJECTED to this application on the grounds that the extension, by reason of its modern design, materials and the way it would sit uncomfortably at an angle to the host building, would represent an inappropriate addition to this dwelling to the detriment of the setting of the house and the surrounding area. The proposal would create a negative impact for the neighbour at No 117. Also being in such close proximity to the forest, the large amount of glass and light pollution would result in an additional negative impact on wildlife and insects.

**Application No:** EPF/2447/21

**Officer:** Caroline Brown

**Applicant Name:** Chigwell Real Estate Ltd

**Planning File No:** 031351

**Location:** 1 Trevelyan Gardens, 1 Goldings Hill, Loughton, IG10 2FB

**Proposal:** Front extension at ground and first floor.  
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, too large for the plot, with a lack of parking.

Members noted the plans did not show any of the existing trees adjacent to the house and there were two contradicting location plans. They drew the attention of the Planning Officer to the Tree & Landscaping Officer's holding objection, and stated that any further loss of trees in this location was unacceptable

**Application No:** EPF/2450/21

**Officer:** Zara Seelig

**Applicant Name:** Mr Ed Delaney

**Planning File No:** 016946

**Location:** 27 Roundmead Avenue, Loughton, IG10 1QA

**Proposal:** Two storey side extension, single storey rear extension and loft conversion including Juliet balcony (Revised application to EPF/1657/21).  
The Committee NOTED the contents of a letter of objection.

Members considered the changes made in the revised application, compared with the earlier proposal, were very minor and did not address the Committee's previous objections.

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

*The extension was an overdevelopment of the site, significantly reducing the size of the garden. The height and bulk would appear incongruous on the roofline, causing a negative impact on the street scene.*

*Members considered the proposed Juliet balcony would cause overlooking of the neighbours, and the design of the loft conversion was out of keeping.*

**Application No:** EPF/2467/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Ismet Asili

**Planning File No:** 011617

**Location:** 240 The Broadway, Loughton, IG10 3TF

**Proposal:** Demolition of a single storey rear timber construction conservatory & erection of a single storey rear extension & front porch.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2520/21

**Officer:** Alastair Prince

**Applicant Name:** Mr Dean Jarvis

**Planning File No:** 022722

**Location:** 16 The Avenue, Loughton, IG10 4PT

**Proposal:** Proposed extension of existing garage.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that the garage extension remain ancillary to the main dwelling.

**Application No:** EPF/2649/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Ms T Brough  
**Planning File No:** 015867  
**Location:** 8 Stanmore Way, Loughton, IG10 2SA  
**Proposal:** Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.

The committee had no objection to this application in principle and in accordance with the indicative drawings that were submitted, which added a single floor.

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

The Committee NOTED the following applications:

**Application No:** EPF/2375/21  
**Officer:** Brendan Meade  
**Applicant Name:** Mr VOLODYMYR BORYSIK  
**Planning File No:** 024566  
**Location:** 82 Goldingham Avenue, Loughton, IG10 2JE  
**Proposal:** Certificate of lawful development for proposed outbuilding underneath existing raised patio deck.

**Application No:** EPF/2405/21  
**Officer:** Zara Seelig  
**Applicant Name:** MR & MSS Ivan & Irena Levytskyy & Khoma  
**Planning File No:** 006796  
**Location:** 14 Hillyfields, Loughton, IG10 2JS  
**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

**Application No:** EPF/2439/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Ioan Misca  
**Planning File No:** 030257  
**Location:** 44 Barrington Green, Loughton, IG10 2BA  
**Proposal:** Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer & installation of x3 no.rooflight windows at front.

**Application No:** EPF/2464/21  
**Officer:** Muhammad Rahman  
**Applicant Name:** Mr Michael Lopez  
**Planning File No:** 011996  
**Location:** Forest View, 11 Eleven Acre Rise, Loughton, IG10 1AN  
**Proposal:** Application for a Lawful Development certificate for a proposed construction of a new dormer to the South facing roof slope to an existing loft room.

**85.3 Others – provided for information only: EPF/2424/21**

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

**PL86 Decisions**

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

**PL87 Licensing Applications**

**87.1.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of 191 High Road, Loughton, IG10 4LN.**

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the residents living in the flats above neighbouring properties. Members believed the proposed licensing and operating hours were too long (starting too early in the morning and ending too late at night) for this proposed type of establishment, namely a cinema during the evening and office space during the day.

Members considered acceptable licensing hours would be:  
Sunday – Saturday from 11am until 9.30pm, the time stated that films would end in the Design & Access Statement contained in the planning application EPF/2093/21 for the change of use of the premises. To which Committee Members had expressed concern that the premises should not be used as a private drinking club.

**PL88 Enforcement and Compliance**

No reports had been received.

**Signed:** .....  
**Date:** 1 November 2021