

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 1 November 2021 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

C Davies

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

PL89 Apologies for Absence

No apologies for absence were received for this meeting.

PL90 Declarations of Interest

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

- i. EPF/2148/21 – The Foresters Arms, 15 Baldwins Hill; EPF/2440/21 – 44 Barrington Green; EPF/2448/21 – 26 Hillyfields; EPF/2468/21 – 77 Barrington Green; EPF/2628/21 – Twoony Mead; EPF/2655/21 – 42 Church Hill; and EPF/2662/21 – Warren Hill Lodge, Manor Road, owing to comments received from the LRA Plans Group; and
- ii. EPF/2531/21 – Hazel Cottage, 67 Smarts Lane, as the objector was known to them.

PL91 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 October 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL92 Matters for Report

92.1 Amended Plans

92.1.1 EPF/2137/21 - 14 Ashfields, Loughton, IG10 1SB Proposal: Internal alterations with new roof lights; rear single storey and side upper storey extensions plus modifications to existing front yard / dropped kerb area – Min no PL75.1

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, considering the amended plans to be only minor cosmetic alterations, which did not address its previous main objection.

The proposal remained an overdevelopment by reason of its height, bulk and length of the rear extension and subsequent loss of garden, causing a detrimental effect on the townscape and character of this part of Ashfields.

Members remained concerned that the flat roof of the ground floor extension could be used as a terrace, causing loss of amenity to the neighbours at 12a Ashfields and in Baldwins Hill.

The Committee expressed further concern for the substantial increase in surface rainwater run-off and the building over the drain caused by this proposal.

92.2 Town and Country Planning Act 1990: Notification of Planning Application

**92.2.1 EPF/0618/21 - 27 Broadstrod, Loughton, IG10 2SB.
Proposal: Proposed annexe for a disabled person – Min no 1.1 (26/4/21)**

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

92.3 Planning Procedures

The Planning Committee Clerk advised members that the Town Clerk was currently liaising with the Planning Applications Manager at Epping Forest District Council, regarding this issue. Members would be updated regarding a proposed meeting.

PL93 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment Number 15) Order 202*

The Committee had NO OBJECTION to this proposal. However, members expressed concern that parking in the red route areas would be chargeable in some car parks, which was contrary to the spirit of free access for all to the Forest, questioning whether this breached the Epping Forest Act. Members requested that free parking spaces be made available in those car parks.

The Committee also supported the case for adequate car parking provision to be made at the Church of the Holy Innocents, High Beach, for those visiting/using the church.

PL94 Public Health Act 1925 Street Naming and Numbering: New Development x139 residential flats and new street to be created at Epping Forest College, Borders Lane, Loughton. Planning application reference EPF/2905/19.

The Committee had NO OBJECTION to either of the proposed names from the developers for the new street at the above development, namely Academy Way or Faculty Way.

PL95 Planning Applications

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

95.1 Application No: EPF/2148/21

Officer: Kie Farrell

Applicant Name: Lucy Malchar

Planning File No: 003130

Location: Foresters Arms, 15 Baldwins Hill, Loughton, IG10 1SF

Proposal: Retrospective consent for terrace with wall and piers to front of premises.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the built wall projects beyond the boundary line onto the public highway. Baldwins Hill is a well-used road by cars and pedestrians, particularly during

weekends, and members were concerned not enough pavement was left for pedestrians to safely pass the pub. They asked that the council requests the terrace therefore be pushed back for safety reasons.

The wall also reduces the sightlines around the entrance to Stony Path and could be a hazard associated with traffic coming round the curve further up.

The Committee believes that the change of use from car parking spaces to a seating area has, along with removing parking provision, also caused an intensification of use which has resulted in noise pollution causing a detrimental effect to the amenity of residents living in neighbouring properties.

Baldwins Hill is a conservation area and therefore the existing wall built using non-matching bricks had a detrimental effect on the street scene; members requested that the wall be rebuilt using appropriate materials to preserve the character of the conservation area.

Application No: EPF/2382/21

Officer: David Maguire

Applicant Name: Antonis Kotsonis

Planning File No: 031188

Location: 3 Hanson Drive, Loughton, IG10 2ED

Proposal : Proposed porch extension, ground floor rear extension, facade alterations and creation of driveway. (Revised application to EPF/1301/21)

The Committee OBJECTED to this application, considering the removal of the chimney and creation of the drive would have a detrimental effect on the street scene. The Committee was concerned that the proposed drive would set an unwelcome precedent for the rest of the street.

The Committee was pleased to see the proposal for the air conditioning unit had been removed from this revised application.

Members had NO OBJECTION to the proposed rear extension or porch.

Application No: EPF/2440/21

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Erection of a single storey rear extension & front porch.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application stating that building into the shared passage was unacceptable. The full width of this joint access should be retained. The rear extension was wider than the main house and too deep. It should be subservient and reduced in width to match the neighbouring extension.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed that materials should match the existing.

Application No: EPF/2442/21

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Erection of a shed to be used as a gymnasium & store.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application, stating it would be an overdevelopment of the site. The proposed outbuilding was far too large in relation to the existing property and garden size and would greatly reduce the already limited garden amenity space.

If the local planning authority was minded to approve this application, members requested a condition be imposed that the outbuilding remain ancillary to the main dwelling.

Application No: EPF/2448/21

Officer: Zara Seelig

Applicant Name: Mr Harm Rehal

Planning File No: 024902

Location: 26 Hillyfields, Loughton, IG10 2JS

Proposal: Single storey rear infill along with a garage conversion & first floor side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal would close the gap with no. 28, blocking the view between the properties to the rear thereby causing a negative impact on the street scene and creating a terracing effect. Members felt the design was poor and out of character with the area. However, they had no objection to the single storey rear infill.

Application No: EPF/2460/21

Officer: Marie-Claire Tovey

Applicant Name: Mr Eawart Ross

Planning File No: 025175

Location: Rye house, 1A Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Proposed erection of a front fence & gate (under 7 metres tall).

The Planning Committee Clerk informed members that following consultation with the Planning Applications Manager at Epping Forest District Council, regarding the very poor quality of drawings submitted for this application, he had instructed better plans and information for this proposal be requested by the case officer and for this proposal to be reconsulted on.

The Committee would await the improved drawings to consider this application.

Application No: EPF/2468/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr David Cockram

Planning File No: 020420

Location: 77 Barrington Road, Loughton, IG10 2AX

Proposal: Conversion of previously approved extension (EPF/1665/04) into a one-bedroom dwelling, with associated garden and parking. (Resubmission of refused application EPF/1037/21).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was garden grabbing. It was an overdevelopment and provided a lack of amenity space. There was no front curtilage for the proposed further dwelling and no space to accommodate the extra refuse receptacles for that property.

The proposal would be overbearing, resulting in a negative impact on the amenity of neighbouring properties and set an unwelcome precedent.

Barrington Road is a very narrow road with no room for existing parking, a situation that would be exacerbated by this proposal. Any additional pressure for parking on Barrington Road, including extra visitors, was unacceptable.

The additional dwelling 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 is unacceptable. The additional dwelling 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) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Application No: EPF/2485/21

Officer: Kie Farrell

Applicant Name: Mr & Mrs Falaise

Planning File No: 031230

Location: 9 Kingsley Road, Loughton, IG10 3TU

Proposal: Proposed construction of a ground floor front extension & replacement of entrance porch (ref: EPF/1593/21).

The Committee had NO OBJECTION to this application. However, in light of the intensification of this building, members requested that should the local planning authority be minded to approve this application a condition for soft landscaping be requested to improve the street scene.

Application No: EPF/2495/21

Officer: David Maguire

Applicant Name: Mr Claassen Glyntree

Planning File No: 031355

Location: 2 Harvey Gardens, Loughton, IG10 2AD

Proposal: Proposed single storey side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2508/21

Officer: David Maguire

Applicant Name: Mr Terry Donoghue

Planning File No: 000820

Location: 76 Spring Grove, Loughton, IG10 4QE

Proposal: Proposed demolition of an existing conservatory & erection of a new single storey rear extension & raised patio area.

The Committee had NO OBJECTION to this application.

Application No: EPF/2531/21

Officer: Caroline Brown

Applicant Name: Mr & Mrs Elliott

Planning File No: 031363

Location: Hazel Cottage, 67 Smarts Lane, Loughton, IG10 4BU

Proposal: Proposed removal of existing kitchen outrigger, a full width ground floor extension and first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to the first floor rear extension of this proposal stating it would result in a negative impact on the amenity of the neighbours at no.69 caused by a loss of daylight / sunlight and outlook.

However, members had no objection to the proposed ground floor extension.

Application No: EPF/2533/21

Officer: David Maguire

Applicant Name: Mr & Mrs Ingle

Planning File No: 002644

Location: 14 Alderton Rise, Loughton, IG10 3HL

Proposal: Proposed first floor side extension to detached property above existing garage, ground floor partial conversion of existing garage and studio.

The Committee OBJECTED to this application on the grounds that the proposal was out of keeping with the street scene, causing a loss of symmetry to an entire row of houses. The proposal would set an unwelcome precedent.

Application No: EPF/2552/21

Officer: Kie Farrell

Applicant Name: Ms Reda Ramanauskiene

Planning File No: 000506

Location: 1 Stonards Hill, Loughton, IG10 3EH

Proposal: Proposed single storey rear extension on the ground floor with flat roof & roof lantern / single storey side & rear extension on the first floor/ internal alterations (Ref: EPF/1733/21).

The Committee OBJECTED to this application stating the proposed rear extension was too large, extending beyond the building line of the neighbours. The proposal to remove the chimney should not be allowed as it was a shared chimney.

Further, the two additional bedrooms is 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/2570/21

Officer: Zara Seelig

Applicant Name: Mr and Mrs C Mobbs

Planning File No: 016151

Location: 83 Forest Road, Loughton, IG10 1EF

Proposal: Demotion of existing rear extension & conservatory. Proposed single storey rear extension with a roof lantern, roof extension with rear dormer window to facilitate a loft room. two storey front extension, conversion of undersized existing garage into habitable accommodation.

The Committee OBJECTED to this application stating it was an overdevelopment of the site which would impact the street scene. The two storey front extension would lead to the loss of a parking space by encroaching on the existing drive. Forest Road already has a major parking problem, which would be further exacerbated by this proposal.

The proposed loft conversion would result in a loss of character causing a negative impact on this period property.

Application No: EPF/2628/21

Officer: Zara Seelig

Applicant Name: Mr & Miss Alex and Emily Petrou & Preston

Planning File No: 020441

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Demolish existing house & replace with a new 6 bedroom detached house with outbuilding to the rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle crossovers).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The proposed design was unacceptable and out of keeping with the area, by virtue of its height, bulk, site coverage and detail (amount of glazing and sheer storey at third floor). Although there were a variety of building styles along this stretch of road, there was nothing remotely like this completely inappropriate proposal.

The proposal doubles the size of the house with six bedrooms and four parking spaces which would impact on the SAC, resulting in more car pollution and a subsequent impact on the air quality to the SAC. 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 is brought into operation.

Application No: EPF/2655/21

Officer: Kie Farrell

Applicant Name: Mr and Mrs Favell

Planning File No: 014432

Location: 42 Church Hill, Loughton, IG10 1LA

Proposal: Demolition of existing single storey lean-to & erection of a single storey side & rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the full width extension by reason of its length and size was almost as big as the main building resulting in the loss of the original plan form and to the detriment of the setting of the building and the area.

Application No: EPF/2657/21
Officer: David Maguire
Applicant Name: Mr Thomas Legge
Planning File No: 031364
Location: 23 Roundmead Avenue, Loughton, IG10 1QA
Proposal: Single storey side and rear extension forming a new WC and enlarged kitchen/living area.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve this application, a condition be imposed that materials, including the roof tiles, should match the existing.

Application No: EPF/2662/21
Officer: Muhammad Rahman
Applicant Name: Carine Morgan
Planning File No: 001605
Location: Warren Hill Lodge, Manor Road, Loughton, IG10 4RP
Proposal: Proposed car port and plant room.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that these additional outbuildings would have a detrimental impact on the openness of the green belt.

Members believed one of the main considerations in granting planning permission for the new dwelling in 2019 was the reduction in overall footprint. The local planning authority would most likely not have granted planning consent in 2019 had these additions been included in the original proposal.

The Committee expressed disappointment that the applicant continues to persist with applications for the additional extension.

Application No: EPF/2664/21
Officer: Marie-Claire Tovey
Applicant Name: Mr Dean Citroen
Planning File No: 010137
Location: 5 Albion Hill, Loughton, IG10 4RA
Proposal: Single storey side extension & new roof with front dormer to 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.

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

Application No: EPF/2666/21
Officer: Alastair Prince
Applicant Name: Mr. & Mrs. Patel
Planning File No: 013846
Location: 9 Summerfield Road, Loughton, IG10 4JF

Proposal: Single storey rear extension with upper ground floor rear terrace enlargement & redesign of existing rear elevation.

The Committee OBJECTED to this application stating it was an overdevelopment by reason of its form and bulk. The rear terrace would create a negative impact on the amenity of neighbours at no.11 caused by overlooking.

95.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2292/21

Officer: Zara Seelig

Applicant Name: Mr Samuel Mann

Planning File No: 031216

Location: 131 Forest Road, Loughton, IG10 1EF

Proposal: Application for a Lawful Development certificate for a proposed rear/rear addition dormer windows and front roof lights in connection with a loft conversion.

Application No: EPF/2553/21

Officer: David Maguire

Applicant Name: Mrs Sobia Amin

Planning File No: 031332

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Application for a Lawful Development certificate for a proposed hip to gable loft conversion with a rear dormer.

Application No: EPF/2680/21

Officer: Alastair Prince

Applicant Name: Mr Danvir Sagoo

Planning File No: 014639

Location: 65 Audley Gardens, Loughton, IG10 2EW

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

Application No: EPF/2684/21

Officer: Muhammad Rahman

Applicant Name: Mr Daniel Thomas

Planning File No: 031358

Location: 65 High Beech Road, Loughton, IG10 4BN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormers & one roof window to side roof slope.

95.3 Others – provided for information only: EPF/2465/21 and EPF/2578/21

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

PL96 Decisions

96.1 Decisions by Epping Forest District Council

The Committee NOTED the Decisions for September 2021.

PL97 Licensing Applications

No licensing applications had come to the attention of officers.

PL98 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 November 2021