

THESE MINUTES NOT YET CONFIRMED

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 15 November 2021 at 7.45pm at Loughton Library & Town Hall**

**Committee Members:**

**Councillors:** T Downing (in the Chair)

C Davies  
J Riley

P Abraham  
G Wiskin

S Murphy

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

2 Members of the Public

Before the commencement of the meeting the Chairman advised the applicant and his agent who had attended in respect of Planning Application EPF/2069/21, that the plans submitted were incomplete, failing to provide proper dimensions. This would not allow the Committee to carefully consider the proposal. He advised that complete plans should be submitted to enable the application to be considered and the Committee to hear the agent's comments.

The members of public left the meeting.

**PL99 Apologies for Absence**

Apologies for absence were received for this meeting from Cllr Rainbow.

**PL100 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/2069/21 – The Mount, 213 High Road; EPF/2353/21 – 43A Upper Park; and EPF/2674/21 – 77 The Drive, owing to comments received from the LRA Plans Group.

**PL101 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 1 November 2021 were CONFIRMED as a correct record and signed by the Chairman.

**PL102 Matters for Report**

**102.1 Amended Plans**

**102.1.1 EPF/2350/21 - 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 – Min no PL77.1**

The Committee OBJECTED to this application, stating although the proposal for the side extension had been stepped back, which was an improvement, the application was still too bulky and an over-development of the plot. The extension would close the site in, losing the green aspect to the rear to the detriment of the neighbours. It would set a precedent in Grasmere Close which currently had a uniform layout.

Members also noted that the amended proposal included additional rear dormer and side flank windows, not detailed within the description, which would cause overlooking of the neighbours.

**102.2 Notices of Appeal**

**102.2.1 EPF//1265/21 - 88 Smarts Lane, Loughton, IG10 4BS.**

**Proposal: Proposed part single and part double front/side and rear extensions, and loft conversion with front/ side and rear dormers. Amendment to EPF/1022/19 - Rear first floor terrace with glass balustrade. (Appeal ref no: APP/J1535/D/21/3283327 – Min no PL4)**

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

**102.2.2 EPF/1155/21 – 22 Stony Path, Loughton, IG10 1SJ. Proposal: Retrospective consent for replacement roof over garage area. (Appeal ref no: APP/J1535/W/21/3281811 – Min no 17.1)**

The Committee reiterated its previous comments which were: *The Committee OBJECTED to this application. However, if the local planning authority was minded to approve this proposal, members requested that a condition be imposed that the garage area remain in use as a garage and not be allowed to become a habitable space.*

**102.3 Planning Applications held in abeyance – EFSAC**

The Committee AGREED that a request would be made to the local planning authority for any applications held in abeyance, in respect of protecting the Epping Forest Special Area of Conservation from harm, be referred back to the Town Council Planning Committee for reconsideration before being determined by the Area Planning Sub-Committee South.

Members stated they would however continue to object to new planning applications that they believed would result in a negative impact on the SAC, as the proposed mitigation offered by the Local Planning Authority had yet to be implemented or accepted by the Planning Inspector to defray from such harm.

**102.4 Invitation to a panel meeting on 7 December 2021 to determine the licensing application for 191 High Road, IG10 4LN**

The Planning Committee Clerk advised members that an Invitation to a panel meeting, to be held on 7 December 2021, to determine the licensing application for the above premises had been received.

Members advised that the Committee had no further comments to add to its original submission regarding this application, and no member was available for this meeting.

**PL103 Planning Applications**

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

**103.1 Application No: EPF/2069/21**

**Officer:** Ian Ansell

**Applicant Name:** Mr David Shternzis

**Planning File No:** 012629

**Location:** The Mount, 213 High Road, Loughton, IG10 1BB

**Proposal:** Erection of roof extension to create one, two-bed apartment at third floor level, and construction of secure cycle store to rear at ground floor level.

The Committee NOTED the contents of a letter of objection.

Members noted that the plans submitted for this application did not provide any existing elevations or height dimensions for the proposed roof extension. Therefore the Committee decided there would be no benefit in hearing the submission of the planning agent until full plans were made available for its consideration.

The Committee OBJECTED to this application stating the bulk and height would result in a negative impact on the street scene.

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.

The proposal offered no additional parking provision and there was no guarantee that residents would not have a car and would instead rely on public transport.

Members requested that if the local planning authority was minded to approve this application, that a request be made by the LPA for residents to be prohibited from any parking schemes operated by NEPP (North Essex Parking Partnership). A precedent set under planning application EPF/2706/17 for the Royal Oak development.

**Application No:** EPF/2232/21

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr Luke Mackaill

**Planning File No:** 018155

**Location:** 9 Lower Park Road, Loughton, IG10 4NB

**Proposal:** Enclosure of basement stairs to extend parking area.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2353/21

**Officer:** Kie Farrell

**Applicant Name:** Mr David Pace

**Planning File No:** 017352

**Location:** 43A Upper Park, Loughton, IG10 4EQ

**Proposal:** First floor extension replacing dormer roof rooms plus a two storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would have a detrimental effect on the street scene. The proposal, by reason of the materials, the large fenestration to the front, the sheer walls and rendering would be out of character with this part of the street and townscape, setting an unwelcome precedent.

The sheer flank wall would also affect the amenity of the neighbours at no. 43 Upper Park Road.

Members expressed concern for light pollution, caused by the excessive use of glazing in the front and rear elevations of this proposal, and the detrimental effect that would have on insects, birds and wildlife.

**Application No:** EPF/2632/21

**Officer:** Alastair Prince

**Applicant Name:** Dane Gill

**Planning File No:** 012891

**Location:** 10 The Greens Close, Loughton, IG10 1QE

**Proposal:** Demolition of existing conservatory, 4m single storey rear extension.

The Committee had NO OBJECTION to this application but expressed concern for loss of amenity to the neighbours at no. 8, stating this was not just a replacement conservatory, it was a much larger extension, building right up to the boundary.

**Application No:** EPF/2674/21

**Officer:** Zara Seelig

**Applicant Name:** Mr & Mrs Tom & Eylem Betchley

**Planning File No:** 003663

**Location:** 77 The Drive, Loughton, IG10 1HL

**Proposal:** Single storey rear/side extension, single storey front/side extension, part 1st floor rear/side extension & rear dormer extension to existing rear dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed further bedroom over the rear extension, by reason of the increased height, would have a negative impact on the matching pair of rear additions with no. 75.

No existing or proposed front or side elevation drawings had been provided. Members noted the loft plan did not match the rear elevations.

The new entrance should be set back from the front façade to ensure it remained subservient to the main dwelling.

The Committee remarked that this was yet another application for which incomplete / invalid drawings had been submitted. Members requested that the Planning Department reviewed its validation procedures and standards, to prevent any errors in the planning process.

**Application No:** EPF/2683/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr Daniel Thomas

**Planning File No:** 031358

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

**Proposal:** Single storey rear/side extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2685/21

**Officer:** Zara Seelig

**Applicant Name:** Mr & Mrs Richard Merle  
**Planning File No:** 017874  
**Location:** 18 Spring Grove, Loughton, IG10 4QB  
**Proposal:** Proposed single storey side extension.

The Committee had NO OBJECTION to this application. However, members commented on the poor quality of drawings submitted for this proposal.

**Application No:** EPF/2714/21  
**Officer:** Zara Seelig  
**Applicant Name:** Mr Thomas Willan  
**Planning File No:** 031372  
**Location:** 6 Pump Hill, Loughton, IG10 1RT  
**Proposal:** New dormer extension to the existing roof. New two-storey side & rear extension on the ground & lower ground floor. New front lightwell courtyard.

The Committee OBJECTED to this application on the grounds that the proposed two storey side extension was out of keeping with the street scene.

Members had no objection to the rear extension.

The Committee would be willing to waive its objection to the side extension if it were redesigned to maintain the integrity of this pair of period semis.

The design needed to be stepped in and stepped back from the boundary to reduce the terracing effect. Following the side wall boundary, as proposed, made the side wall visible and was incongruous with the street scene. It should be at a right angle to the street. Materials should also match existing to remain in keeping and preserve the character of the street scene.

**Application No:** EPF/2744/21  
**Officer:** Kie Farrell  
**Applicant Name:** Phillip Preston  
**Planning File No:** 031175  
**Location:** 42 Woodland Road, Loughton, IG10 1HJ  
**Proposal:** Part front extension and internal changes.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2748/21  
**Officer:** Marie-Claire Tovey  
**Applicant Name:** Stuart Passmore  
**Planning File No:** 013212  
**Location:** 9 Tycehurst Hill, Loughton, IG10 1BX  
**Proposal:** Front porch with pitched roof and steps.

The Committee OBJECTED to this application stating it was out of character with the street scene. The proposed pitched roof and steps projected too far in front of the building line.

Members commented the excessive glazing would result in light pollution creating a negative impact on insects, birds and wildlife.

**Application No:** EPF/2777/21

**Officer:** Kie Farrell

**Applicant Name:** Mr & Mrs Wedderburn

**Planning File No:** 031268

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

**Proposal:** Two storey front extension, two storey & single-storey extension. First-floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool. (Ref: EPF/1832/21).

The Committee OBJECTED to this application stating it was an overdevelopment which would result in a negative impact on the street scene.

The Committee would be willing to waive its objection if the roof was lower and the proposal maintained the open aspect of this part of Tycehurst Hill, by removing the railings, wall and gates.

Members commented on the deceptive nature of the plans, which failed to show the wall and gates in the proposed street scene. However, the hipped roof was an improvement on the previous application EPF/1832/21.

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

The Committee NOTED the following applications:

**Application No:** EPF/2715/21

**Officer:** Alastair Prince

**Applicant Name:** Mr Richard Lupton

**Planning File No:** 018361

**Location:** 6 Audley Gardens, Loughton, IG10 2EL

**Proposal:** Application for a Lawful Development certificate for a proposed conversion of existing loft into a bedroom and en-suite shower room.

**Application No:** EPF/2771/21

**Officer:** Muhammad Rahman

**Applicant Name:** Mr and Mrs Sack

**Planning File No:** 031208

**Location:** 55 The Drive, Loughton, IG10 1HG

**Proposal:** Application for a Lawful Development certificate for a proposed hip-to-gable enlargement & rear dormer extension to a single house to create two additional bedrooms & a bathroom.

The Committee AGREED to suspend standing order 3ff to conclude the final items on the agenda.

**103.3 Others – provided for information only:** EPF/2803/21, EPF/2804/21 and EPF/2885/21

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

**PL104 Decisions**

**104.1 Decisions by Epping Forest District Council**

The Committee NOTED the Decisions for October 2021.

**PL105 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL106 Enforcement and Compliance**

- 106.1 179-181 High Road Loughton - Enforcement Report: Wooden windows replaced with metal frames in conservation area – min no PL63.1**  
The Committee NOTED the report received from the Enforcement Officer at Epping Forest District Council in respect of the above.

**Signed: .....**  
**Date: 29 November 2021**