

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10 January 2022 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

Also Present: Cllr S Fontenelle

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

3 Members of the Public

Cllr Davies welcomed those present to the first Planning Committee meeting of the year and advised that in the absence of Cllr Downing she would be Chairing this evening's meeting. The Committee AGREED to bring forward planning applications, EPF/3130/21 – 39 Albion Hill and EPF/3054/21 – The Coach House, 25 Woodbury Hill, as members of the public were interested in these items.

PL128 Apologies for Absence

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

PL129 Declarations of Interest

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/2802/21 – 58 Traps Hill, as he was an immediate neighbour to this property.

The Committee declared a non-pecuniary interest in planning applications: EPF/2413/21 – 1 Nevill Way; EPF/2730/21 – Rear of 152 Church Hill; EPF/2794/21 – Car park rear of 37 Chigwell Lane; and EPF/3029/21 – 31 Hillyfields; and EPF/3172/21 – Tuscany, 35 Durnell Way, owing to comments received from the LRA Plans Group

PL130 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 13 December 2021 were CONFIRMED as a correct record and signed by the Chairman.

PL131 Matters for Report

The Planning Committee Clerk advised that there were no Matters for Report.

PL132 Planning Applications

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

132.1 Application No: EPF/3130/21
Officer: Muhammad Rahman
Applicant Name: Mrs Mina Giordano
Planning File No: 003011

Location: 39 Albion Hill, Loughton, IG10 4RD

Proposal: Retention of single storey side & part single storey front extension with flat roof to be used as a terrace area. Swimming pool to the rear of the property.

The Committee NOTED the contents of two letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee STRONGLY OBJECTED to this application stating the applicant had committed a flagrant breach of the conditions imposed by the local planning authority when approving the original planning application, EPF/0277/20, in respect of this development.

Members drew the Planning Officer's attention to the following:

- The glass in the rear first floor windows should be obscured glass with restricted inward opening hinges, in order to protect the privacy of the neighbours at nos 4 and 5 High View Close. This condition has not been adhered to and this is not reflected on the current drawings submitted with this application.
- The roof height exceeds that on the original approved drawings (and includes Velux windows – which were not included on either the original or new drawings).
- The approved drawings stated that the external finish would match the original, of tile and brick, which has been shown on these new drawings. However, the finish applied is white painted render, contrary to planning conditions imposed, and resulting in the property being an eyesore and detrimental to the amenity of neighbours.
- The tree and landscaping conditions originally imposed do not appear to have been complied with. This included the unauthorised removal of the mature trees and natural green screen along the back boundary of the site. This has resulted in a loss of the neighbours' visual amenity and loss of privacy. Further, the arboricultural report submitted with this application is out of date and relates to the original application. Members noted that the Tree & Landscaping Officer has put a holding objection on this application, and that question 6 on the application has been incorrectly completed by the applicant for this proposal.

Members requested that these matters be further brought to the attention of the Enforcement Officer for immediate action and before any further application for this site is approved.

The Committee OBJECTED to the proposed single storey side extension in this application as it would cause overlooking of neighbours at nos 4 & 5 High View Close.

The drawings submitted with this application provide insufficient detail regarding measurements or the siting of the pool in relation to neighbouring properties. Members believe that the pool is located too close to neighbouring properties affecting their amenity causing noise pollution and

has resulted in an overdevelopment of the site. The Committee also expressed concern that no drawings had been provided showing any proposed landscaping to the front of the property.

Application No: EPF/3054/21

Officer: Ian Ansell

Applicant Name: Mr and Mrs M Scott

Planning File No: 002598

Location: Coach House, 25 Woodbury Hill, Loughton, IG10 1JF

Proposal: Proposed removal of a large part of the flat roofed side extension to allow historic core part of the building to project forward. Remove front balcony & reinstate a traditional window. First-floor side extension above the existing (remaining) ground floor side extension.

The Committee OBJECTED to this application, stating it was sympathetic to the Conservation Officer's comments in relation to this proposal.

Members commented that the front elevation previously approved, under planning application EPF/0600/89, should remain prevalent, in particular the detailing copied from the left hand gable. However, the proposed side extension should be lowered by approximately one foot in order to appear more subservient.

Application No: EPF/2413/21

Officer: Caroline Brown

Applicant Name: Chauhan

Planning File No: 006614

Location: 1 Nevill Way, Loughton, IG10 3BG

Proposal: Proposed construction of a two-storey side extension & subdivision of the resulting enlarged building to form an additional dwelling, including a single storey rear extension. (Revised application to EPF/1474/20).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would produce two substandard houses. The existing house provided much better living conditions. There was no straightforward separation (parts of the houses overlap), with no proper noise insulation between them and the living rooms have poor daylight provision with one relying on borrowed light through the 'sunroom'. The end of the terrace should be punctuated with a brick pier to retain consistency. Compliance with building regulations should be sought by the applicant, as it was considered even if planning permission were granted, it would not be able to be built.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The proposed scheme attempted to cram two substandard homes into one and members therefore believed that the application should be refused.

Application No: EPF/2730/21

Officer: Alastair Prince

Applicant Name: Drazal Ltd

Planning File No: 002033

Location: Rear of 152 Church Hill, Loughton, IG10 1LJ

Proposal: Redevelopment of rear of site to provide a new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was a gross overdevelopment, garden grabbing and would set a dangerous precedent.

The site is to the rear of the 'Newsbox Newsagents' which also has a living room and kitchen on the ground floor rear and bedrooms above, that are not shown on the drawings submitted for this application. The proposed house would overlook the existing rooms at No 152 Church Hill and result in an unacceptable loss of light and increased sense of enclosure to these rooms.

It would further result in a loss of storage and servicing for the shop. Not only affecting the viability of the shop, but it would also force servicing onto Church Hill and/or off street on Millsmead Way which would be dangerous for nearby pedestrians.

This part of Millsmead Way was very busy with competition for parking spaces generated from patrons using the New Hong Kong Chinese Restaurant in the evening and the newsagents during the day. One parking space for the dwelling was considered insufficient. If the recent consent for an extra flat at 152 Church Hill was also implemented, this would further exacerbate existing parking problems.

The loss of trees to accommodate the new building would also be unacceptable, as the trees provide relief to the blandness of the buildings on this stretch including Lidl's. Members believed the trees should be TPO'd.

The proposal would be prominent on the street scene in this location with no prospect of other dwellings on this part of the road and would be out of character with the openness of this part of Millsmead Way and the Harwater Estate to the visual detriment of the area.

The proposed dwelling would also overpower and overlook the occupiers opposite at 1 Millsmead Way.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Overall members considered the building was an unwelcome overdevelopment of the plot and urged the local planning authority to refuse consent.

Application No: EPF/2794/21

Officer: Kie Farrell

Applicant Name: Mr Baljit Virk

Planning File No: 001860

Location: Car park rear of 38 Chigwell Lane, Loughton

Proposal: Application for Variation of condition 3 of EPF/0140/18 Hours of use of car park (Currently opening times consented from 0900am - 0600pm weekdays and 1100am-6pm Saturday, Sunday and Bank holiday. Application requests 0700am - 1000pm on all days).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as previously submitted to and supported by the local planning authority in respect of application EPF/0140/18.

Members considered 7am was too early and 10pm too late, resulting in a negative impact on the amenity of residents at 30-36 Chigwell Lane. Disturbance from cars arriving at 7am, particularly in the winter when their headlights would beam onto the rear bedroom windows, would be unacceptable.

Application No: EPF/2802/21

Officer: Muhammad Rahman

Applicant Name: Mr Rajeshchandra Patel

Planning File No: 020155

Location: 58 Traps Hill, Loughton, IG10 1TD

Proposal: Outbuilding and open barbecue area in rear garden with previous old shade.

Members deplored the retrospective nature of this application.

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.

Application No: EPF/2941/21

Officer: Alastair Prince

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 (roof has been reduced to match the neighbouring property at no.2 with a shallow pitch roof).

The Committee had NO OBJECTION to this application.

Application No: EPF/2991/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr & Mrs Twell

Planning File No: 031416

Location: 11 Goldingham Avenue, Loughton, IG10 2JF

Proposal: Proposed part single storey and part two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3029/21

Officer: Zara Seelig

Applicant Name: Mr George Mokonchu

Planning File No: 002908

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed first floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. Members noted that no.31 was already significantly larger than numbers 29 and 33. The proposed extension by reason of its height, bulk and detailed design was an overdevelopment of the site. One of the bedrooms would receive insufficient daylight.

The proposal included a tiled pitched roof to the extension. Members considered a tiled roof would not be possible with the slope as drawn. The roof also needed to drop from a much lower level to allow for lead flashing to butt against the existing flat roof, resulting in the roof being too low for the bathrooms. The small bathroom windows gave an unwelcoming, prison like feel to the rear elevation.

The Committee believed this unacceptable proposal should be redesigned by the applicant or refused by the local planning authority in its present form.

Application No: EPF/3069/21

Officer: Muhammad Rahman

Applicant Name: Mr Shivji

Planning File No: 016966

Location: 61 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Ground floor rear/side infill extension, garage conversion and first floor side extension.

The Committee had NO OBJECTION to this application, but expressed concern that the proposal would be overbearing, affecting the amenity of the neighbours. It would result in a negative impact on the street scene through the loss of the open aspect and greenery provided by the trees to the rear of the property.

Application No: EPF/3092/21

Officer: Muhammad Rahman

Applicant Name: Mrs Sobia Amin

Planning File No: 031332

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Proposed first floor rear extension above existing ground floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/3098/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia

Planning File No: 011483

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Three front dress dormers to loft conversion.

The Committee OBJECTED to this application stating it would be out of keeping and detrimental to the street scene. The proposal would change the character of this part of Wellfields.

Application No: EPF/3100/21
Officer: Alastair Prince
Applicant Name: Mr and Mrs Bhudia
Planning File No: 011483
Location: 21 Wellfields, Loughton, IG10 1PB
Proposal: Front ground floor extension and new porch.

The Committee OBJECTED to this application stating it would be overbearing, impacting on the amenity of the neighbours, affecting their visual amenity and resulting in a closing in.

Members noted that along with the separate planning application, EPF/3098/21, there were also two further applications submitted for this dwelling under Deemed Permission and Prior Approval, expressing concern for overdevelopment of the dwelling.

Application No: EPF/3105/21
Officer: Zara Seelig
Applicant Name: Mrs Sobia Amin
Planning File No: 031332
Location: 47 Whitehills Road, Loughton, IG10 1TS
Proposal: Proposed first floor side extension above existing ground floor side extension.

Members commented on the incomplete drawings provided for this proposal which failed to show any rear elevations.

The Committee OBJECTED to this application on the grounds that it was infilling, an overdevelopment of the site, which would affect the street scene and amenity of the neighbours.

Application No: EPF/3114/21
Officer: Muhammad Rahman
Applicant Name: Mr T Brough
Planning File No: 015867
Location: 8 Stanmore Way, Loughton, IG10 2SA
Proposal: Application for Prior Approval for a proposed enlargement of a dwelling by construction of additional storeys (Refused EPF/2649/21).

Members noted that numerous applications, including an appeal, had been submitted and refused for the redevelopment of this bungalow.

The Committee OBJECTED to this application on the grounds that it was yet another attempt to change the existing dwelling from a bungalow into a multiple level dwelling. Members supported the retention of bungalows in the district, under Policy H1 of the local plan, which proposes to seek mixed and balanced communities, as upheld by the Planning Inspectorate in its decision of 22 December 2020, for planning application EPF/0490/20.

Application No: EPF/3172/21
Officer: Marie-Claire Tovey
Applicant Name: Nikolov
Planning File No: 013689

Location: Tuscany, 35 Durnell Way, Loughton, IG10 1TG

Proposal: Erection of a porch.

The Committee NOTED the contents of a letter of concern.

The Committee had NO OBJECTION to this application if the proposal was stepped back and reduced in size to retain the existing park space on this site.

132.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2515/21

Officer: Muhammad Rahman

Applicant Name: Mr Irfan Tas

Planning File No: 006346

Location: Cafe de Vivaldi, 236 High Road, Loughton, IG10 1RB

Proposal: Application for a Lawful Development certificate for a proposed pergola with flexible blinds.

Application No: EPF/3026/21

Officer: Muhammad Rahman

Applicant Name: Mr Warren Law

Planning File No: 021747

Location: 23 Longfield, Loughton, IG10 4EE

Proposal: Certificate of Lawful development for a proposed rear ground floor extension.

Application No: EPF/3028/21

Officer: Zara Seelig

Applicant Name: Mr George Mokonchu

Planning File No: 002908

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Certificate of lawful development for a proposed hip to gable roof alteration and rear dormer window in connection with a loft conversion.

Application No: EPF/3059/21

Officer: Zara Seelig

Applicant Name: Mr Paul Marianayagam

Planning File No: 006627

Location: 26 The Uplands, Loughton, IG10 1NH

Proposal: Application for a Lawful Development certificate for a proposed removal of existing original rear dormer at loft level, construct 3 new dormers & extend existing loft floor area. Convert existing garage into a study & utility room.

**** The Committee noted and supported the contents of a letter of Objection in respect of this application. ****

Application No: EPF/3065/21

Officer: Zara Seelig

Applicant Name: Mr and Mrs Noonan

Planning File No: 031415

Location: 58 Southern Drive, Loughton, IG10 3BX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear dormer window.

Application No: EPF/3101/21

Officer: Alastair Prince

Applicant Name: Mr and Mrs Bhudia
Planning File No: 011483
Location: 21 Wellfields, Loughton, IG10 1PB
Proposal: Application for a Lawful Development Certificate for a proposed removal of roof to the existing two storey extension/ new rear dormer.

Application No: EPF/3140/21
Officer: Marie-Claire Tovey
Applicant Name: Littlecroft Properties Ltd
Planning File No: 000491
Location: 127 High Road, Loughton, IG10 4LT
Proposal: Application for a Lawful Development certificate for a proposed change of use from offices to three residential dwellings.

Application No: EPF/3167/21
Officer: Muhammad Rahman
Applicant Name: Keith Russell
Planning File No: 030039
Location: 6 The Beacons, Loughton, IG10 2SQ
Proposal: Application for a Lawful Development certificate for a proposed rear facing dormer loft conversion with three front roof slope skylight windows.

Application No: EPF/3181/21
Officer: Alastair Prince
Applicant Name: Leonardo Do Carmo
Planning File No: 001241
Location: 3 The Heights, Loughton, IG10 1RN
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/3192/21
Officer: Alastair Prince
Applicant Name: Mr Christopher King and Miss Carly Louise Austin
Planning File No: 031429
Location: 11 Nevill Way, Loughton, IG10 3BG
Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.

132.3 Others – provided for information only: EPF/3011/21, EPF/3106/21, EPF/3128/21, EPF/3175/21 and EPF/3176/21
The Committee NOTED the information received from Epping Forest District Council.

PL133 Decisions

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

PL134 Licensing Applications

No licensing applications had come to the attention of officers.

PL135 Enforcement and Compliance

No reports had been received.

Signed:
Date: 24 January 2022