

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 February 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
G Wiskin
W Kauffman as substitute for Cllr Riley

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

It was AGREED that Cllr Davies would Chair this meeting in the absence of Cllr Downing.

PL146 Apologies for Absence

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

PL147 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0073/22, 30 Algers Road; EPF/0054/22, 12 Carroll Hill; EPF/3230/21, 32 Alderton Hill; EPF/3308/21, 2 Tylers Close; and EPF/0100/22, 231 High Road owing to comments received from the LRA Plans Group.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/0112/22 – 37 Valley Hill, as he knew the applicant.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/0112/22 – 37 Valley Hill, as he knew the applicant.

PL148 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 24 January 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL149 Matters for Report

149.1 Notice of Appeal

**149.1.1 EPF/0418/21 - 13-17, High Beech Road, Loughton, IG10 4BN.
Proposal: Erection of a third floor to provide two flats involving the raising of the existing parapet of the building. (Appeal ref no: APP/J1535/W/21/3283181) – Min no 1.1 (29/3/21)**

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application. Members commented that properties along this part of High Beech Road are consistent in height. The proposed extra storey would be incongruous and detrimental to the visual townscape of this part of High Beech Road, and the long views down from the higher parts of the road.

It would be an overdevelopment of the site with almost no private amenity space.

The application made no provision for further parking on what was already a heavily congested road.

The proposed development may alone, or in combination with others, impair the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly, it must be refused.”

Members deplored the retrospectivity of this application, with the height having been raised, and drew the local planning authority’s attention to this increasing and unwelcome trend of applications being completed without permission.

149.1.2 EPF/0550/21 - 8 Stanmore Way, Loughton, IG10 2SA.

Proposal: Demolition of an existing bungalow and replacement with two chalet bungalows. (Appeal ref no: APP/J1535/W/21/3283846) – Min no 1.1 (29/3/21)

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would replace one property with two, increasing the impact on the Epping Forest SAC by virtue of increased emissions from vehicles at the application site. This development, being very close to the SAC, will be damaging to vegetation near the edge of the Forest. We therefore object; there being no mitigation proposed for the borders of the Forest in the strategy. The LPA cannot be certain that detriment to the SAC will not result from this application; accordingly, it must be refused.

All the existing properties are detached houses/bungalows in the street so it would be unsympathetic to the street scene. The development would also cause the loss of a bungalow contrary to the district local plan.

Further, the development involves the loss of too many trees. 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.”

149.1.3 EPF/1705/21- 36 Sparelease Hill, Loughton, IG10 1BT.
Proposal: Demolition of existing detached dwellinghouse. Erection of a new build detached replacement dwelling with rear landscaping and alterations to the front fenestration and driveway. (Appeal ref no: APP/J1535/W/21/3283343) – Min no PL34.1

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

149.1.4 EPF/2450/21– 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). (Appeal ref no: APP/J1535/D/21/3290176) – Min no PL85.1

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

149.2 Epping Forest District Council Sustainability Guidance and Checklist Volume 3: Extensions and Refurbishments

Members AGREED to provide their written comments to the Planning Committee Clerk to collate and submit to Epping Forest District Council by the deadline, and for the comments to be ratified at the next Planning Committee Meeting on the evening of 21 February 2022.

PL150 Planning Applications

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

150.1 Application No: EPF/2642/21

Officer: Alastair Prince

Applicant Name: Mrs Linda Davey

Planning File No: 022158

Location: 5 Steeds Way, Loughton, IG10 1HX

Proposal: Proposed rear upper and ground floor extension with internal alteration works.

The Committee had NO OBJECTION to this application.

Application No: EPF/3024/21

Officer: Rhian Thorley

Applicant Name: Mr Darren Crawley

Planning File No: 031453

Location: 27 Hatfields, Loughton, IG10 1TJ

Proposal: Certificate of lawful development for existing conservatory to rear.

Members deplored the retrospective nature of this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/3060/21

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Paul Marianayagam

Planning File No: 006627

Location: 26 The Uplands, Loughton, IG10 1NH

Proposal: Removal of existing rear conservatory & construction of a 2.5m deep single storey rear extension, alterations to the existing flat roof front

dormer to a pitched roof dormer & infill side door/window & create 2 no. new windows in the side wall.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment and overbearing. The proposal was not in sympathy, nor subservient to the existing property.

Application No: EPF/3110/21

Officer: Sukhvinder Dhadwar

Applicant Name: DR Agha Arshad

Planning File No: 012504

Location: 14 Wellfields, Loughton, IG10 1NX

Proposal: Existing pitch roof to match main ridge and internal alterations.

The Committee OBJECTED to this application stating incorrect plans had been submitted. The “existing plans” drawing failed to show the dormer windows in the left side of the roof and therefore did not represent the existing elevations. For this reason, the plans supplied could not be relied upon.

Members requested new correct plans be provided to allow proper consideration of this proposal.

Application No: EPF/3230/21

Officer: Zara Seelig

Applicant Name: Mr & Mrs Digwa

Planning File No: 008759

Location: 32 Alderton Hill, Loughton, IG10 3JB

Proposal: Proposed demolition of existing house, outbuilding and garage.

Erection of two/single storey detached house with rooms in the roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The existing dwelling was of merit; being one of the last remaining Arts and Crafts homes on Alderton Hill that remained largely intact and had not been altered much over the years. The replacement of one of the last remaining houses of this type in the area for a large mock Georgian replacement building harms the character and history of the area.

The proposed site layout would also remove the attractive green frontage, which was a diminishing feature of Alderton Hill.

Members believed very strongly that this building should be listed and urged the council to:

- i. Make representations to Historic England for its listing.
- ii. Carry out an audit of the last few buildings of merit in the area, with a view to listing or the creation of conservation areas, to protect the character of locales such as this which were being eroded by piecemeal developments of this kind.

Application No: EPF/3287/21

Officer: Alastair Prince

Applicant Name: Mr Kevin Bradick

Planning File No: 024315

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed part single storey/part two storey side extension to existing dwelling.

The Committee had NO OBJECTION to this application, however, members expressed concern at the poor quality of plans submitted for this proposal.

Application No: EPF/3290/21

Officer: Zara Seelig

Applicant Name: Mr Steven Hill

Planning File No: 031189

Location: 22 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for Variation of Condition 3 for EPF/2291/21. (Two storey side extension, single storey rear extension.) (Minor material change - Use of aluminium framed doors and windows at the rear elevation (new extension only))

The Committee OBJECTED to this application stating that the removal of this condition, previously requested by members, would make it intolerable.

Application No: EPF/3308/21

Officer: Mohinder Bagry

Applicant Name: Buckman

Planning File No: 020748

Location: 2 Tylers Close, Loughton, IG10 3BD

Proposal: Creation of a first-floor rear extension, removing the existing ground floor rear door and replacing it with a window.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the rear extension would be overbearing on the neighbours, by reason of its height and bulk.

The proposal should be lowered to leave the roof uninterrupted. Members also considered the side extension should be set back by a minimum of 300mm to break the length of the side wall above the ground floor level.

Application No: EPF/3313/21

Officer: Rhian Thorley

Applicant Name: Mrs Yochy Davis

Planning File No: 011578

Location: 19 Carroll Hill, Loughton, IG10 1NL

Proposal: Erection of a 9.43m deep x 6.3m wide Orangery to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/0047/22

Officer: Alastair Prince

Applicant Name: Ms Izabela Honeyman

Planning File No: 031031

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Retention of outbuilding at rear.

The Committee OBJECTED to this application by reason of its excessive height which would have a significant overbearing and visual impact on the amenity of the neighbours.

Members noted that the mature green boundary had been removed from this site, whereas the applications for both this proposal and EPF/0206/21 had incorrectly stated that no trees or hedges would be removed in order to carry out the proposal.

The Committee therefore requested that the local planning authority, as part of its proposed sustainability guidance, impose a condition that the green screening boundary be replaced to protect and enhance the natural habitat supporting plants and animals.

Application No: EPF/0049/22

Officer: Caroline Brown

Applicant Name: Mr & Mrs Rob Hones

Planning File No: 022620

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Garage conversion with a window to the front elevation.

The Committee had NO OBJECTION to this application.

Cllr Kauffman declared a non-pecuniary interest in the following application, as he knew the owner of the property.

Application No: EPF/0054/22

Officer: Muhammad Rahman

Applicant Name: Mr Russell Huntley

Planning File No: 005256

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Proposed ground and first floor extensions and new pitched roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the additional roof storey by reason of its height, bulk, form, and detailed design was wholly out of character with the area.

The front projecting/overhanging gable was too prominent and clumsy with the door and window arrangement out of scale and form with the other windows at roof level. Members also noted the drawings did not correctly show the eaves and gutters, stating they would clash/over sail the boundary. The rainwater pipe had also not been shown.

The existing rear has a flat roof and the change to a large, pitched roof would create a large gable wall against no.14.

Application No: EPF/0060/22

Officer: Zara Seelig

Applicant Name: Mr Schaller

Planning File No: 008974

Location: Castlerea, 15 Campions, Loughton, IG10 2SG

Proposal: Front extension, front dormer, alterations to elevations & internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0066/22

Officer: Muhammad Rahman

Applicant Name: Debbie Campbell
Planning File No: 024744
Location: 73 Meadow Road, Loughton, IG10 4HY
Proposal: Proposed single storey rear infill extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0073/22
Officer: Alastair Prince
Applicant Name: Mr John Toyne
Planning File No: 021134
Location: 30 Algiers Road, Loughton, IG10 4NG
Proposal: Double storey side, single storey rear extension.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, adhering to its previous objections for planning application, EPF/1817/21, in respect of this dwelling. The proposed extension was still up to the boundary, effectively creating a terracing effect to this part of Algiers Road, which would be detrimental to the street scene.

Members suggested the applicant removed first floor proposal from the scheme. The Committee would have no objection to a single storey extension.

Application No: EPF/0100/22
Officer: Alastair Prince
Applicant Name: Specsavers
Planning File No: 011039
Location: 231 High Road, Loughton, IG10 1AD
Proposal: Installation of 1no. outdoor AC Condensing unit, to flat roof of the property.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it had been drawn to its attention that the existing plant on the roof was causing problems to nearby residents. The proposed AC unit was not accompanied by an acoustic report and, in the absence of this, was likely to cause further noise and disturbance to nearby residential occupiers, particularly in the summer when windows were left open. There was also no proposed screening of the plant.

On this basis, members considered the application should be refused due to the likely impact on the amenity of local residents by reason of noise and the visual impact.

The Committee requested officers take enforcement action against the existing plant and secure proper noise abatement and screening of all the plant on the roof.

Should the council find the plant to be acceptable, members requested stringent noise conditions be imposed along the following lines:

Where noise emitted from the proposed plant and machinery will **not contain tones** or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant

and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm and shall be representative of the plant operating at its maximum.

Where noise emitted from the proposed plant and machinery will **contain tones** or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property.

The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm and shall be representative of the plant operating at its maximum.

The plant/machinery hereby permitted shall not be operated except between the hours of 8am to 7pm seven days a week.

Application No: EPF/0101/22
Officer: Muhammad Rahman
Applicant Name: Alan Marcelis
Planning File No: 013058
Location: 40 Traps Hill, Loughton, IG10 1SZ
Proposal: Single storey garage.

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. that the garage be used solely for that purpose; and
- ii. that a root protection plan be submitted before construction commences to safeguard existing trees at the site.

Application No: EPF/0112/22
Officer: Mohinder Bagry
Applicant Name: Mr Param Doal
Planning File No: 022424
Location: 37 Valley Hill, Loughton, IG10 3AQ
Proposal: Building of a 3m rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of this site which had already been extended to its limit.

Members expressed concern at the poor quality of plans that had been provided in respect of this application, failing to show how the proposal would reflect on the amenity of neighbours.

Application No: EPF/0121/22
Officer: Sean Green
Applicant Name: Mr & Mrs Philip Curtis

Planning File No: 011385
Location: 93 Tycehurst Hill, Loughton, IG10 1BZ
Proposal: Single and two storey rear extensions

The Committee had NO OBJECTION to this application.

Application No: EPF/0129/22
Officer: Alastair Prince
Applicant Name: Mr and Mrs Simon and Keely Burnage
Planning File No: 004342
Location: 14 Sedley Rise, Loughton, IG10 1LT
Proposal: Single storey rear extension, and raising of roof to existing side elevation.

The Committee had NO OBJECTION to this application.

150.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0037/22
Officer: Zara Seelig
Applicant Name: Tracy Taylor
Planning File No: 005230

Location: 25 River Way, Loughton, IG10 3LJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip-to gable extension, rear facing dormer and front roof windows.

Application No: EPF/0119/22
Officer: Rhian Thorley
Applicant Name: Bargaoanu
Planning File No: 031454

Location: 11 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for proposed rear dormer windows in connection with aloft conversion.

150.3 Others – provided for information only: EPF/0133/22 and EPF/0172/22

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

PL151 Decisions

The Planning Decisions for December 2021 from Epping Forest District Council were NOTED.

PL152 Licensing Applications

No licensing applications had come to the attention of officers.

PL153 Enforcement and Compliance

No reports had been received.

Signed:
Date: 21 February 2022