

167.1 Application No: EPF/3310/21

Officer: Kie Farrell

Applicant Name: Dr Helen Rogers

Planning File No: 031435

Location: 42 Ibbetson Path, Loughton, IG10 2AS

Proposal: Erection of single storey front, side and rear extension and rear dormer window.

The Committee OBJECTED to this application stating the proposed rear extension was too large and overbearing resulting in a detrimental effect on the amenity of the neighbours. The proposal would cause overlooking of the neighbours at no 44, affecting their loss of privacy.

The Committee had NO OBJECTION to the single storey front extension. Members requested that should the local planning authority be minded to approve the application a condition be imposed for obscure glass in the side windows to protect the amenity of the neighbours.

Application No: EPF/0020/22

Officer: Ian Ansell

Applicant Name: Mr Daskalov

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Erection of a single storey outbuilding.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

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

Application No: EPF/0086/22

Officer: Ian Ansell

Applicant Name: Mr & Mrs J Patel

Planning File No: 011481

Location: 126 Valley Hill, Loughton, IG10 3AU

Proposal: Proposed two storey rear extension.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the plot, by reason of its size and mass. Members expressed concern for the loss of amenity of the neighbours at no 128 Valley Hill, caused by the first floor extension.

The Committee had NO OBJECTION to the ground floor proposal.

Application No: EPF/0180/22

Officer: Muhammad Rahman

Applicant Name: Sara Vidal

Planning File No: 022995

Location: 7 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed ground floor rear extension.

The Committee OBJECTED to this application stating it would be an overdevelopment, impacting on the amenity of the neighbours at no.5 Drayton Avenue.

Application No: EPF/0193/22

Officer: Alastair Prince

Applicant Name: Marie Evripidou

Planning File No: 031473

Location: 92 River Way, Loughton, IG10 3LL

Proposal: Proposed loft conversion, floor plan redesign and all associated works.

The Committee had NO OBJECTION to this application.

However, members expressed concern for the additional front Velux window stating it would be detrimental to the street scene, resulting in a loss of symmetry with the neighbouring property.

Application No: EPF/0234/22

Officer: Zara Seelig

Applicant Name: Mr Shine

Planning File No: 010657

Location: 91 Tycehurst Hill, Loughton, IG10 1BZ

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

The Committee OBJECTED to this application. Members believed that this application failed to address their previous objection, in respect of EPF/2279/21 (Min no PL85.1), that the *garage coming forward would also result in a long blank oppressive wall running along the boundary to No 93 Tycehurst Hill*. The Committee believed that the garage proposal was too large.

The Committee had NO OBJECTION to the single story rear extension.

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/0240/22

Officer: Muhammad Rahman

Applicant Name: Mr Peter Argent

Planning File No: 006112

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Subdivision of site into two plots. Erection of replacement bungalow on the western plot. Erection of three-storey family dwelling on the eastern plot.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed dwelling was too large for the plot size, and would be an overdevelopment of the site.

The loss of this bungalow would reduce housing choice, particularly for people with disabilities, which was contrary to the council's policy H1 on mixed and balanced communities.

Further 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 loss of so many trees would be to the detriment of the character of the area. The garden to the large dwelling was inadequate for such a large family house.

The parking, car manoeuvring and access would not work. The access points to the two homes, on a corner plot, would be dangerous and should be resisted. It was also noted that the drawings for the bungalow did not tally with the one on the plot plan.

167.2 Deemed Permission – provided for information only:

There were no applications listed under Deemed Permission.

167.3 Others – provided for information only:

There were no applications listed under Others.

PL168 Decisions

There were no Planning Decisions listed.

PL169 Licensing Applications

169.1 Notice of application for a new street trading consent under the Local Government (Miscellaneous Provisions) Act 1982, in respect of Connaught Waters Car Park, Rangers Road, Loughton, E4 7QH.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the surrounding forest land. The use of the proposed ice cream van for long periods of time would result in excessive noise and pollution from the constant running of the engine to power the van equipment.

Members would be willing to waive their objection if an electric generator was used to power the equipment rather than the van engine.

Members suggested that it would be preferable if a fixed tea/snack hut was erected instead.

169.2 Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX.

The Committee NOTED the contents of a letter of support for the licensing authority's review of this Licence.

The Committee SUPPORTED the local licensing authority's proposals stipulated below in this review of the premises licence for The Gardeners Arms, having consideration for the following licensing objective:

3. The prevention of public nuisance.

Proposals extract from EFDC's Application for the review of a premises licence or club premises certificate under the Licensing Act 2003, in respect of The Gardeners Arms.

Seek the removal of Ms Tracey Roberts from the premises licence as Designated Premises Supervisor and the following conditions attached to the premises licence;

1. No music to be played outside.
2. Outside areas to be cleared of customers by 21:00pm.
3. After 21:00pm people only to be outside for smoking. A maximum of 6 people outside smoking at any one time.
4. A written dispersal policy shall be in place and implemented at the premises to move customers from the premises and the immediate vicinity in such a way as to cause minimum disturbance or nuisance to the neighbours.
5. The dispersal policy must be agreed in writing with Community Resilience Team and subject to regular review (minimum 6 monthly intervals).
6. Members of staff are to ask customers sat on the terraced area who are excessively loud (shouting, yelling or screaming) to be mindful of neighbouring residential properties.
7. Signage to be displayed at exits to the premises and external areas asking customers to be considerate of residents and to keep nuisance to a minimum.

The Committee was aware of the concerns of many local residents about the anti-social behaviour connected with this pub. In particular, complaints about drug dealing, fighting, underage drinking and general anti-social behaviour, particularly during the summer when the windows remain open in neighbouring homes.

Members recommended that the local authority revert the outside seating levels to pre-covid restriction levels, and that an Enforcement Officer should be engaged to oversee and enforce these conditions.

PL170 Enforcement and Compliance

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

Signed:
Date: 21 March 2022