

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 March 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)

C Davies

S Murphy

K Rainbow

G Wiskin

S Fontenelle as substitute for Cllr P Abraham

M Stubbings as substitute for Cllr J Riley

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

4 Members of the Public

PL171 Apologies for Absence

Apologies for absence were received from Cllrs Abraham and Riley. Cllrs Fontenelle and Stubbings were nominated as their respective substitutes for this meeting.

PL172 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/3294/21 – 295-309 High Road, EPF/ 0236/22 – 76 Algiers Road, EPF/0261/22 – 1 Appleton Road, and EPF/0241/22 – 115 Loughton Clinic, Doctors Surgery, High Road, owing to comments received from the LRA Plans Group.

PL173 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 March 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/0236/22, 76 Algiers Road, after agenda item 4.1.1 – Notice of Appeal: ENF/0113/21 – Gardeners Arms PH, as members of the public had an interest in these items.

PL174 Matters for Report

174.1 Notice of Appeal

174.1.1 ENF/0113/21 - Gardeners Arms PH, 103 York Hill, Loughton, IG10 1RX. Proposal: Hard surfaced large area to rear of possible beer garden no PP Listed Building. (Appeal ref no: APP/J1535/W/22/3293752)

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

The Committee OBJECTED to this application stating the creation of a patio for use by patrons in an area which previously was infrequently used, introduces an undesirable intensification of the public house use within a quiet residential area, resulting in an excessive further loss of amenity through noise pollution and disturbance as well as loss or privacy for those who live in close proximity to it.

The Committee also reiterated its previous comments made in respect of planning application EPF/2028/21, which were:

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 OBJECTED to this application on the grounds that the loss of hedging and replacement with two metre close boarded fencing was detrimental to the setting of the late 17th Century listed building and this part of the York Hill Conservation Area.

Members believed it should be removed and the hedging replaced, or a more appropriate boundary treatment agreed, particularly due to the close proximity of the Forest, and in order to protect its wildlife and habitats. It was brought to Members' attention that bats had been nesting in the removed hedging.

The veranda should be replaced like for like; replacing the original brick piers for oak timber piers was harmful to the special interest of the listed building, and this part of the York Hill Conservation Area.

The height of the proposed replacement veranda was excessive and would result in a negative visual impact and a loss of privacy to the residents of neighbouring properties in York Hill and Pump Hill. It would also lead to noise pollution for residents of neighbouring properties.

The Committee believed that the creation of the patio for use as a beer garden and veranda should also require a change of use application, which was not mentioned in this proposal.

Members understood that a noise abatement notice had been issued and enforcement action imposed to prevent this use.

Members noted a picket fence had been erected to the front but did not form part of any of the applications submitted. This had been put up in breach of the Article 4 direction for York Hill. The Committee requested that the council's planning enforcement team investigate this issue too.

PL175 Planning Application

175.1 Application No: EPF/0236/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Gary Crouch

Planning File No: 000337

Location: 76 Algiers Road, Loughton, IG10 4NF

Proposal: Demolition of existing dwelling & replacement with a new building containing x6 no. flats (Revision to refused application EPF/0861/21).

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that it was an over development of the site and would result in a lack of amenity space for the occupiers.

The creation of six new dwellings would mean increased car pollution and a subsequent impact on the air quality to the SAC, which would be unacceptable. The committee did not accept the applicants claim that the addition of two new electrical car charging points within a mile of the site would negate the increased pollution and found this claim irrelevant.

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 urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

PL176 Matters for Report

176.1 Notice of Appeal

176.1.1 EPF/2440/21 – 44 Barrington Green, Loughton, IG10 2BA. Proposal: Erection of a single storey rear extension & front porch. (Appeal ref no: APP/J1535/D/22/3292984 – Min no PL95.1)

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

176.2 Notification of Licensing Application – Street Trading Consent

176.2.1 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 – Min no PL169.1

The Acting Planning Committee Clerk reported that the licensing officer at Epping Forest District Council, had advised that:

“This application has been refused as the applicant does not have permission from the landowner to trade and operate there.”

PL177 Planning Applications

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

177.1 Application No: EPF/3294/21

Officer: Marie-Claire Tovey

Applicant Name: Metropolitan & City Properties (Ltd)

Planning File No: 005521

Location: 295-309 High Road, Loughton, IG10 1AL

Proposal: Roof extension to provide an additional floor of residential accommodation comprising 4 flats, and associated amenity space and including a new extension of existing staircase and additional escape staircase.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that by reason of its height and bulk the building would become overbearing and dominate the street scene, destroying the overall outlook of the High Street.

The increased amount of glass in the building would result in heating up of the building, and no forethought had been given to the possible future need for increased air conditioning units, which if approved, would be detrimental.

The creation of four new dwellings would mean increased car pollution and a subsequent impact on the air quality to the SAC, which would be unacceptable.

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 urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/0241/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr David Dighton

Planning File No: 003028

Location: 115 Loughton Clinic, Doctors Surgery, High Road, Loughton, IG10 4JA

Proposal: Change of use from Clinic to 2 bed flat with garden and 2 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the poor quality of the build would result in a lack of amenity space to the occupiers.

The building would result in a lack of natural light available in the interior of the building, with one bedroom having no access at all, which is contrary to the standards set out in the BRE Guidance on Daylight and Sunlight.

The loss of its current use as a clinic would be detrimental to the area, as GP's surgeries are currently in short supply following the increased number of residential units being allowed to be built in the area.

Application No: EPF/0261/22

Officer: Mohinder Bagry

Applicant Name: Patrick Cherques

Planning File No: 031486

Location: 1 Appleton Road, Loughton, IG10 2HH

Proposal: Proposed single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving the property with insufficient amenity space.

Application No: EPF/0270/22

Officer: Rhian Thorley
Applicant Name: Polly Fryer
Planning File No: 014070
Location: 1 Baldwins Hill, Loughton, IG10 1SA
Proposal: Application for a proposed demolition of an existing conservatory & construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0282/22
Officer: Zara Seelig
Applicant Name: Mr & Mss Ivan & Irena Levytsky & Khoma
Planning File No: 006796
Location: 14 Hillyfields, Loughton, IG10 2JS
Proposal: Proposed first floor rear extension.

The Committee had NO OBJECTION to this application.

The Committee raised a concern that the proposal could be seen as overbearing to the neighbours at number 16 and restrict the property's light.

Application No: EPF/0286/22
Officer: Muhammad Rahman
Applicant Name: Mr Tom Davey
Planning File No: 024182
Location: 11 Wallers Hoppet, Loughton, IG10 1SP
Proposal: Loft conversion and erection of three new pitched roof dormers over the existing rooftop at the rear. Internal alteration works to provide vertical stairs access to second floor level.

The Committee had NO OBJECTION to this application.

Application No: EPF/0314/22
Officer: Rhian Thorley
Applicant Name: Mr B Greene
Planning File No: 016353
Location: 282A High Road, Loughton, IG10 1RB
Proposal: Certificate of lawful development for an existing use as x 2 separate flats.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that it would set a dangerous precedent of sub-dividing flats, leaving them with a lack of amenity space and low standard accommodation.

The Committee stated that the proposal offered poor quality housing.

Application No: EPF/0349/22
Officer: Mohinder Bagry
Applicant Name: Mr Andrew Wilder
Planning File No: 013131
Location: 17 Baldwins Hill, Loughton, IG10 1SF
Proposal: Rear ground floor extension with minor external openings modification and internal alteration works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0352/22
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 garage conversion and part rear extension.

The Committee OBJECTED to this application stating although the extension had been reduced to single storey it would still give a terracing effect on the street scene and was infilling.

The Committee also reiterated its previous comments made in respect of planning application EPF/2448/21, which were:

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/0357/22
Officer: Rhian Thorley
Applicant Name: Mrs Ruth Simmons
Planning File No: 31489
Location: 12 Priory Road, Loughton, IG10 1AF
Proposal: Ground floor rear extension.

The Committee had NO OBJECTION to this application.

177.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0377/22
Officer: Muhammad Rahman
Applicant Name: Mr Mike Harris
Planning File No: 031484
Location: 38 Highland Avenue, Loughton, IG10 3AH
Proposal: Application for a Lawful Development Certificate for a proposed extension (forms part of an existing dwelling that has an established use as a private dwelling).

177.3 Others – provided for information only: EPF/0274/22, EPF/0294/22, EPF/0295/22, EPF/0411/22, EPF/0430/22, EPF/0443/22, EPF/0450/22, EPF/0455/22, EPF/0461/22, EPF/0490/22 and EPF/0521/22

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

PL178 Decisions

The Planning Decisions for February 2022 from Epping Forest District Council were NOTED.

PL179 Licensing Applications

No licensing applications had come to the attention of officers.

PL180 Enforcement and Compliance

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

Signed:

Date: 4 April 2022