

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 April 2022 at 7.45pm at Loughton Library & Town Hall

Committee Members:

Councillors: T Downing (in the Chair)
P Abraham C Davies S Murphy
K Rainbow J Riley
M Stubbings as substitute for Cllr G Wiskin

Officers: Mark Squire (Town Clerk)
Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL181 Apologies for Absence

Apologies for absence were received from Cllr G Wiskin for this meeting. Cllr M Stubbings was nominated as substitute for Cllr G Wiskin for this meeting.

PL182 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0330/22 - 45 Harwater Drive, Loughton, IG10 1LP and EPF/0498/22 - 23 Connaught Avenue, Loughton, IG10 4DS, owing to comments received from the LRA Plans Group.

Cllr Murphy declared a non-pecuniary interest in planning applications EPF/0265/22 - 16 Station Road and EPF/0428/22 - 54 Station Road, as she knew the applicants.

PL183 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 March 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL184 Matters for Report

184.1 Notices of Appeal

**184.1.1 EPF/2353/21 - 43 A Upper Park, Loughton, IG10 4EQ.
Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension. (Appeal ref no: APP/J1535/D/22/3294069 – Min no PL103.1)**

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

184.1.2 EPF/2662/21 – Warren Hill Lodge, Manor Road, Loughton, IG10 4RP. Proposal: Proposed car port and plant room. (Appeal ref no: APP/J1535/D/22/3290841 – Min no PL95.1)

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

PL185 Planning Applications

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

185.1 Application No: EPF/0150/22
Officer: Sukhvinder Dhadwar
Applicant Name: Dr and Mrs Goriparthi
Planning File No: 004374
Location: 39 Traps Hill, Loughton, IG10 1SZ
Proposal: Addition of first floor side extensions, loft conversion, facade remodelling including internal remodelling (Revision to EPF/0671/21)

The Committee had NO OBJECTION to this application but expressed concern that the greenery to the front boundary of the property should be maintained and kept and not thinned out, so as not to impact on the street scene.

The Committee requested that their concerns be referred to District Council's tree officer for comment.

Application No: EPF/0265/22
Officer: Ian Ansell
Applicant Name: Mr John Collins
Planning File No: 018759
Location: 16 Station Road, Loughton, IG10 4NX
Proposal: Proposed replacement dwelling.

Members deplored the demolition of the original property on this site, believing that the original property should have been maintained and improved in line with the District Council's Sustainability guide.

The Committee OBJECTED to this application on the grounds that the proposed building was right up to the boundary and was an overdevelopment of the site.

The increased roof height would be overbearing and detrimental to the neighbours at number 18.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

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/0329/22
Officer: Ian Ansell
Applicant Name: Faris Liaqat
Planning File No: 017510
Location: Debden Park High School, Willingale Road, Loughton, IG10 2BQ
Proposal: Proposed re-location of the boilers from the plant room to the identified location inside the outbuilding. The existing outbuilding will be utilized to accommodate 3 boiler units due to a lack of space in the plant room to provide adequate repairs to the boilers

The Committee had NO OBJECTION to this application.

Application No: EPF/0330/22

Officer: Mohinder Bagry

Applicant Name: Ms Brooker

Planning File No: 031492

Location: 45 Harwater Drive, Loughton, IG10 1LP

Proposal: Proposed side extension to incorporate garage, demolition of an existing garage & side extension.

The Committee NOTED the contents of a letter of objection

The Committee OBJECTED to this application stating the proposed side extension would result in a loss of character to the current dwelling.

The Committee would be willing to waive its objection if the garage was set back to retain the hierarchy of the quoined corner of the property.

Application No: EPF/0345/22

Officer: Alastair Prince

Applicant Name: Mr Goher Hanafi

Planning File No: 020931

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: New railings and electronic gates with low wall and brick piers.

The Committee OBJECTED to this application stating the proposed railings and electronic gates would be out of character with the street scene, as most of the properties in the street have an open aspect and low front boundaries.

Application No: EPF/0390/22

Officer: Alastair Prince

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. Alterations to planning approval: EPF/2777/21

The Committee OBJECTED to this application on the grounds that the proposed extension was right up to the boundary and was an overdevelopment of the site.

The increased roof height would be overbearing and imposing on the neighbours.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

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.

The Committee objected to the proposed front railings and expressed concern that the proposed tree removal at the front boundary of the property should be replaced with a similar size and specimen of tree. The Committee requested that their concerns be referred to District Council's tree officer for comment.

Application No: EPF/0391/22

Officer: Mohinder Bagry

Applicant Name: Mr Simon Isaac

Planning File No: 008518

Location: 53 Spring Grove, Loughton, IG10 4QD

Proposal: Single storey rear extension following demolition of the existing rear extension

The Committee OBJECTED to this application on the grounds that by reason of its height and bulk the extension would be overbearing on neighbouring properties at number 55 and would result in a loss of privacy.

The Committee was also concerned about light pollution that would result from the large expanse of glass and its negative impact on wildlife and insects

Application No: EPF/0423/22

Officer: Zara Seelig

Applicant Name: Mr & Mrs Andrew Levenson

Planning File No: 021387/017941

Location: 1 The Lanterns, Whitakers Way, Loughton, IG10 1SQ

Proposal: Addition of new dormer windows to existing roof and conversion of existing attic space

The Committee OBJECTED to this application on the grounds the new dormers would be a prominent and incongruous addition to the building, visually dominant in the street scene and failing to complement or enhance the character of the wider area.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

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/0424/22

Officer: Muhammad Rahman

Applicant Name: Mr Ioan Misca

Planning File No: 030257

Location: 44 Barrington Green, Loughton, IG10 2BA

Proposal: Proposed erection of a single storey rear extension & a front porch.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application stating that the proposed development of the rear single storey extension would have an unacceptable adverse impact on the amenities of the neighbouring property at No 42 Barrington Green resulting in an overbearing impact with a greater sense of enclosure. As such the proposal fails to safeguard the living conditions of neighbouring amenities, contrary to Policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 (h) of the Local Plan Submission Version 2017, and Paragraph 130 (f) of the NPPF 2021.

Members requested, that should the local planning authority be minded to grant this application, a condition be imposed that the extension be limited to 2.5 meters maximum thereby complimenting neighbouring properties in Barrington Green.

Application No: EPF/0428/22

Officer: Mohinder Bagry

Applicant Name: Mr Stephen Metcalfe

Planning File No: 023887

Location: 54 Station Road, Loughton, IG10 4NX

Proposal: Ground floor rear extension and corresponding landscaping.

The Committee had NO OBJECTION to this application.

Application No: EPF/0483/22

Officer: Muhammad Rahman

Applicant Name: Ms T Brough

Planning File No: 015867

Location: 8 Stanmore Way, Loughton, IG10 2SA

Proposal: The replacement of an existing house.

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.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

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/0498/22

Officer: Marie-Claire Tovey

Applicant Name: Mr & Mrs Dean

Planning File No: 020996

Location: 23 Connaught Avenue, Loughton, IG10 4DS

Proposal: First floor side extension / construction of rear dormer to create a larger master suite on the second floor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the proposed extension would result in a loss of character of the existing building and would have a detrimental effect on the street scene.

The proposed extension is overbearing and would result in an increased sense of enclosure and loss of light to number 21.

The dormer window is too bulky and harmful to the roofline of the dwelling and this part of Connaught Avenue.

Application No: EPF/0502/22

Officer: Robin Hellier

Applicant Name: Mr and Mrs Daniel and Cordelia Caldwell

Planning File No: 023775

Location: 77 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/27/13 T1: Norway Spruce - Fell.

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.

Application No: EPF/0514/22

Officer: Ian Ansell

Applicant Name: Ms Puneeta Aujla

Planning File No: 002923

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed garage conversion.

The Committee had NO OBJECTION to this application.

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

Application No: EPF/0559/22

Officer: Robin Hellier

Applicant Name: James Wood

Planning File No: 006928

Location: Fairmead, 48 Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/21/14 T3: Norway Maple - Reduce overhanging branches by up to 3m, as specified.

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.

Application No: EPF/0562/22

Officer: Robin Hellier

Applicant Name: Bill Haywood

Planning File No: 013435

Location: 62 Church Lane, Loughton, IG10 1NT

Proposal: TPO/EPF/10/88 T1: Holly - Crown reduce height and spread by up to 300mm, as specified.

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.

Application No: EPF/0575/22

Officer: Zara Seelig

Applicant Name: Mr Thomas Willan

Planning File No: 031372

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: New two storey side and single storey rear extension on the ground and lower ground floor. New lightwell courtyard to the front.

The Committee OBJECTED to this application on the grounds that the proposed two storey side extension was out of keeping with the street scene and would create a terracing effect.

The proposed rear extension, with balcony, would be overpowering and domineering to the neighbouring property.

The members felt that their previous objections to application EPF/2714/21 had not been addressed.

Application No: EPF/0590/22

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs Merralls

Planning File No: 030100

Location: 34 Millsmead Way, Loughton, IG10 1LR

Proposal: Proposed first floor side extension.

The Committee OBJECTED to this application on the grounds that the proposed first floor extension was out of keeping with the street scene and

would create a terracing effect. It would result in a loss of symmetry with the neighbouring property.

The proposed extension is set to close to the boundary of the neighbouring property and should be set back.

Application No: EPF/0604/22

Officer: Robin Hellier

Applicant Name: Nando Chickenland Ltd

Planning File No: 003730

Location: 2 Station Road, Loughton, IG10 4NZ

Proposal: TPO/EPF/07/79 T1: Cedar - Crown lift by up to 3m from ground level, as specified.

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.

The Committee proposed that any work carried out should be done in a careful manner and that pruning of this landmark tree should be kept to a minimum as not to affect its character.

185.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0454/22

Officer: Alastair Prince

Applicant Name: Mr Marco Pagano

Planning File No: 031493

Location: 80 Algers Road, Loughton, IG10 4ND

Proposal: Certificate of lawful development for a proposed rear and side box dormers and 1 rooflight to front in connection with a loft conversion.

Application No: EPF/0513/22

Officer: Ian Ansell

Applicant Name: Ms Puneeta Aujla

Planning File No: 002923

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Application for a Lawful Development certificate for a proposed loft conversion & a garden room.

Application No: EPF/0534/22

Officer: Zara Seelig

Applicant Name: Mr Thomas Willan

Planning File No: 031372

Location: 6 Pump Hill, Loughton, IG10 1RT

Proposal: Application for a Lawful Development certificate for a proposed new dormer extension to the existing roof.

185.3 Others – provided for information only: EPF/0456/22, EPF/0542/22, and EPF/0665/22

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

PL186 Decisions

There were no Planning Decisions listed.

PL187 Licensing Applications

No licensing applications had come to the attention of officers.

PL188 Enforcement and Compliance

188.1 Premises Licence Review in respect of The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX

The committee NOTED that the hearing on this review would be taking place on Tuesday 19 April 2022.

Signed:

Date: 25 April 2022