

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 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

G Wiskin

Officers:

Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

9 Members of the Public

PL189 Apologies for Absence

No apologies for absence were received.

PL190 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications:
EPF/3312/21 - 92 York Hill, Loughton, IG10 1JA, EPF/0441/22 – 28 Greensted Road, Loughton, IG10 3DL, EPF/0480/22 - 88 Smarts Lane, Loughton, IG10 4BS, EPF/0531/22 - 75 High Beech Road, Loughton, IG10 4BN, EPF/0563/22 - 95 Tycehurst Hill, Loughton, IG10 1BZ, EPF/0632/22 - 21 High Beech Road, Loughton, IG10 4BN and EPF/0654/22 - 231 High Road, Loughton, IG10 1AD, owing to comments received from the LRA Plans Group.

PL191 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 4 April 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/0734/22– 179-181 High Road and the licensing application in respect of Aura, 179-181 High Street, as members of the public were interested in this item.

PL192 Planning Application

The following planning application was CONSIDERED, and the plans inspected.

192.1 Application No: EPF/0734/22

Officer: Muhammad Rahman

Applicant Name: MR HAKAN AKICI

Planning File No: 012359

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Proposed single storey rear extension with installation of extraction system with roof mounted fans and external stairs (Amendments to approved Planning permission ref: EPF/0648/21).

The Committee NOTED the contents of five letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that work had been undertaken that did not match the original application granted with conditions (EPF/0648/21) under delegated authority.

The installed extraction system, roof mounted fans and relocated external staircase have resulted in a detrimental effect to the street scene, amenities and privacy enjoyed by the neighbours which border the property at the rear, including those in Station Road.

It was also noted that the applicant had incorporated half of the neighbouring Dry Cleaners shop into the plans. There was no permission for this, and it leaves the Dry Cleaners without a Fire Escape.

The Committee strongly recommended that the Planning Authority enforce the previously granted application and that this should comply with the conditions imposed.

Members requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the extraction system and roof mounted fans to be completely screened from view, of all neighbours and the public, with suitable planting. Although it is clear that, the extraction system, stairs and walkway do cause such a negative impact on the amenity of all neighbours and the street scene, that nothing short of removal will suffice.

PL193 Licensing Applications

193.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of Aura, 179-181 High Road, Loughton, Essex, IG10 4LF.

The Committee NOTED the contents of five letters of objection.

The Committee OBJECTED to this application on the grounds of the prevention of public nuisance, in order to protect the amenity of the residents living in neighbouring properties. Members believed the proposed licensing variation would result in an increase in capacity and noise pollution which would be detrimental to the area.

PL194 Matters for Report

194.1 Notices of Appeal

194.1.1 EPF/3145/21 – 1 Trevelyan Gardens, Goldings Hill, Loughton, IG10 2FB. Proposal: Extension to the front of the property at the ground and first floor (ref: EPF/2447/21). (Appeal ref no: APP/J1535/D/22/3294889 – Min no PL142.1)

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

PL195 Planning Applications

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

195.1 Application No: EPF/2297/21

Officer: Kie Farrell

Applicant Name: Mrs Jane Musgrove

Planning File No: 003849

Location: 155 High Road, Loughton, IG10 4LF

Proposal: Retrospective consent for extraction flue to rear and extension to same.

The Committee deplored the retrospective nature of this application.

The Committee had NO OBJECTION to this application. The members were concerned that should the office spaces above at a later date be converted into flats that noise from the extraction system could be an issue.

Members recommended that the filtration system should be constantly maintained so as not to cause high emissions.

Application No: EPF/3312/21
Officer: Sukhvinder Dhadwar
Applicant Name: Mr and Mrs N Moylett
Planning File No: 005779
Location: 92 York Hill, Loughton, IG10 1JA
Proposal: Alterations and extensions to dwelling and associated work.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds whilst the application describes the development as alterations and extensions this is effectively a replacement dwelling, which does not follow the EFDC recommended Sustainability Guide.

The replacement dwelling would be an overdevelopment of the plot that will cause substantial harm to the character and function of this part of the York Hill Conservation Area and a loss of amenity to neighbours by means of its significant increase in depth, height and close proximity to the boundaries.

Application No: EPF/0392/22
Officer: Ian Ansell
Applicant Name: Mr Peter Tidmarsh
Planning File No: 001930
Location: Alderton County Junior and Infant School, Alderton Hall Lane, Loughton, IG10 3HE
Proposal: Installation of an Air Source Heat Pump.

The Committee had NO OBJECTION to this application.

Application No: EPF/0418/22
Officer: Sukhvinder Dhadwar
Applicant Name: Miss Evie Forbes
Planning File No: 031504
Location: 19 Meadow Road, Loughton, IG10 4HY
Proposal: Single storey rear extension to increase kitchen and internal amendments to include a utility and WC.

The Committee had NO OBJECTION to this application.

The committee recommended that the side window of the extension should be glazed with obscured glass to maintain the privacy of the neighbours.

Application No: EPF/0441/22
Officer: Muhammad Rahman
Applicant Name: Ellen Hayward-Dunn
Planning File No: 019311
Location: 28 Greensted Road, Loughton, IG10 3DL
Proposal: Erection of a first-floor side extension to form end of terrace dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that an additional dwelling would be an overdevelopment of the site and garden grabbing. It would result in a substandard and sized garden that would offer no amenity. It would be detrimental to the street scene and the neighbouring properties.

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/0480/22
Officer: Marie-Claire Tovey
Applicant Name: Mrs Angela Harding
Planning File No: 030156
Location: 88 Smarts Lane, Loughton, IG10 4BS
Proposal: Black wrought iron railing for front garden boundary between 88 and 90 Smarts Lane of a height between 1.4 and 1.5m

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that by reason of its height and design it is out of keeping with the character and street scene of this part of Smarts Lane which mainly has wooden picket fencing.

Application No: EPF/0507/22
Officer: Rhian Thorley
Applicant Name: Mrs Lisa Crowley
Planning File No: 031503
Location: 164 Roding Road, Loughton. IG10 3BS
Proposal: Proposed demolition of an existing rear, single storey kitchen. Single storey rear extension with a raised patio.

The Committee OBJECTED to this application on the grounds of the increased size of the proposed extension compared to the existing. Any extension to the property should not extend further than that existing at number 166 Roding Road.

Members commented on the poor quality of the drawings submitted for this proposal.

Application No: EPF/0519/22

Officer: Kie Farrell

Applicant Name: Mr and Mrs Favell

Planning File No: 014432

Location: 42 Church Hill, Loughton, IG10 1LA

Proposal: Demolition of existing single storey lean-to and erection of a single storey side & rear extension.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its design, scale and excessive depth was an overdevelopment of the site and would have an adverse effect on the neighbours at number 44 Church Hill.

Application No: EPF/0531/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Tom Stumbke

Planning File No: 017284

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Proposed demolition of an existing single storey side garage and erection of a new two storey side extension.

The Committee NOTED the contents of three letters of objection.

The Committee OBJECTED to this application stating that it would be an overdevelopment of a property of this size, and that would result in a loss of character and a terracing affect that would have a negative impact on the street scene.

The members would have no objection to a single-story extension.

Application No: EPF/0550/22

Officer: Kie Farrell

Applicant Name: Mr Andrei Sirghi

Planning File No: 015079

Location: Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH

Proposal: Proposed alteration of the front elevations and the erection of a summer house at the rear.

The Committee OBJECTED to this application on the grounds that the alterations to the front elevations would result in an excessive expanse of glass that would significantly increase light pollution, damaging the nearby forest.

Also these alterations would be completely out of keeping with the colonial style of all the neighbouring properties.

The proposed summer house would be an overdevelopment of the garden by reason of its bulk and size.

It would also require the thinning or removal of the thick green boundary, which would be unacceptable and negatively affect the privacy of the neighbour, and negatively impact the nearby Forest flora and fauna.

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

Application No: EPF/0555/22

Officer: Rhian Thorley

Applicant Name: Mr E Konesha

Planning File No: 031517

Location: 77 Monksgrove, Loughton, IG10 3LR

Proposal: Erection of a single storey extension and creation of a porch on the ground floor front elevation of the house.

The Committee OBJECTED to this application on the grounds that it was an overbearing, by reason of its size, which would result in the loss of amenity and detrimental effect to the neighbours.

The creation of a porch on the ground floor front elevation would be out of keeping with character of the properties located in Monksgrove and would negatively impact the street scene.

Application No: EPF/0563/22

Officer: Marie-Claire Tovey

Applicant Name: Mr Bala Balendra

Planning File No: 015273

Location: 95 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: First floor extension over existing garage including second gable feature.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing is too close to the boundary to number 97. As such it closes the gap with its neighbour and represents an overdevelopment of the site.

Application No: EPF/0579/22

Officer: Rhian Thorley

Applicant Name: Mr and Mrs A Spencer

Planning File No: 022327

Location: 10 Broadstrod, Loughton, IG10 2SB

Proposal: Conversion of existing garage into a living room with rooflight.

Proposed single storey side extension to facilitate a single garage and home office. First floor obscured glazed side window to serve en-suite bathroom. Minor elevation changes to front entrance to facilitate new entrance hall design.

The Committee had NO OBJECTION to this application, providing that the green boundary is maintained.

Application No: EPF/0585/22

Officer: Rhian Thorley

Applicant Name: Mr M Talaie

Planning File No: 031481

Location: 66 Newmans Lane, Loughton, IG10 1TH

Proposal: Proposed 2 storey rear & side extension & a new porch.

The Committee OBJECTED to this application stating it would create a terracing effect by building up to the boundary, resulting in a detrimental effect on the street scene. It would be an overdevelopment of the property and would impact on neighbours at number 68.

Application No: EPF/0627/22

Officer: Muhammad Rahman

Applicant Name: Mr. Yasin Yaman

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Change of use from vacant shop (Class E) to takeaway (Sui Generis) with installation of an extractor flue to the rear and new shopfront.

The Committee OBJECTED to this application on the grounds that the proposed extractor system would not protect the amenity of the residents living in the properties above this site and would cause noise and smells for the residents.

Application No: EPF/0631/22

Officer: Alastair Prince

Applicant Name: Ms Nikki Baskin-Walsh

Planning File No: 031508

Location: 21 High Beech Road, Loughton, IG10 4BN

Proposal: Single storey side/rear extension.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height and bulk being too big and overbearing for the dwelling and will impact on number 23 High Beech Road.

Application No: EPF/0632/22

Officer: Alastair Prince

Applicant Name: Ms Nikki Baskin-Walsh

Planning File No: 031508

Location: 21 High Beech Road, Loughton, IG10 4BN

Proposal: Loft conversion with rear dormers and 3 roof lights to front roof slope.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roof addition is too bulky and detrimental to the townscape of this part of High Beech Road.

Application No: EPF/0642/22

Officer: Caroline Brown

Applicant Name: Mr Konrad Ziemski

Planning File No: 029820

Location: 37 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Application for Removal of condition 4 obscure glazing for EPF/1064/21. (Proposed two storey rear extensions with terracing and a lower ground floor and single storey side extensions, loft conversion involving side and rear dormer windows, rooflights and other minor alterations (amendment to approved application REF: EPF/0865/18).

The Committee NOTED that this application had been withdrawn by the applicant.

Application No: EPF/0654/22

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 (Revised application to EPF/0100/22)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that not much had changed since the applicants last application under application EPF/0100/22.

The Committee reiterated its previous comments made in respect of planning application EPF/0100/22, which were:

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/0746/22

Officer: Muhammad Rahman

Applicant Name: Mr. Yasin Yaman

Planning File No: 021152

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: New externally illuminated sign in conjunction with change of use and new shopfront application under EPF/0627/22

The Committee had NO OBJECTION to this application.

The members expressed a concern that the lights should be shielded to the flats above and that a time for them to be extinguished should be in place.

Application No: EPF/0749/22

Officer: Robin Hellier

Applicant Name: Malcom Slade

Planning File No: 012752

Location: 39 Church Hill, Loughton, IG10 1QP

Proposal: TPO/EPF/21/86 (Ref: T1 & T2)

T1: Hawthorn & T2: Ash - Crown reduce to previous points, 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.

195.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0594/22

Officer: Rhian Thorley

Applicant Name: Mr Jim Coppin

Planning File No: 006262

Location: 16 Oakwood Hill, Loughton, IG10 3EW

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

Application No: EPF/0614/22

Officer: Rhian Thorley

Applicant Name: Mr and Mrs Large
Planning File No: 031506
Location: 19 Longfield, Loughton, IG10 4EE
Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Application No: EPF/0702/22
Officer: Rhian Thorley
Applicant Name: Laura Slight
Planning File No: 031516
Location: 2 Pyrles Green, Loughton, IG10 2NP
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/0760/22
Officer: Graham Courtney
Applicant Name: Mr Matthew Baker
Planning File No: 031200
Location: 236 Willingale Road, Loughton, IG10 2BX
Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension, porch and loft conversion with rear dormer.

195.3 Others – provided for information only: EPF/0505/22, EPF/0779/22, EPF/0810/22 and EPF/0811/22

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

PL196 Decisions

196.1 Decisions by Epping Forest District Council

The Committee NOTED the Decisions for March 2022.

PL197 Licensing Applications

197.1 Notice of Application for a variation of premises licence under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, Essex, IG10 1AH.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder and the prevention of public nuisance, stating the proposed hours would be more appropriate to a restaurant or bar and would be too long for a shop of the nature to operate.

PL198 Enforcement and Compliance

198.1 Updates to reports previously received.

No reports had been received.

198.2 Enforcement Cases: Loughton – Open & Closed – March 2022

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

Signed:
Date: 16 May 2022