

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 May 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
B Cohen (as substitute for Cllr Wiskin)

Also Present: W Kauffman

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

PL199 Apologies for Absence

Apologies for absence were received from Cllr Wiskin. Cllr Cohen had been nominated as his substitute for this meeting.

PL200 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/0640/22 – 76 Avondale Drive, Loughton, IG10 3DQ owing to comments received from the LRA Plans Group.

PL201 Confirmation of Minutes

The Committee requested the following amendments be made to the circulated draft minutes of the meeting held on 25 April 2022, to read at Min no PL192.1, Planning Application, EPF/0734/22, 179-181 High Road:

“

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.”

Further, for those minutes to read at Min no PL195.1, Planning Application, EPF/0550/22, Forest Lodge, 1 Fairmeadside:

“

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.”

A copy of the amended minutes will be made available at the next meeting to be formally CONFIRMED as a correct record and signed by the Chairman.

PL202 Matters for Report

202.1 Amended Plans

**202.1.1 EPF/2948/19 - 117 High Road, Loughton, Essex, IG10 4JA
Proposed conversion of an existing dwelling to incorporate
x3 no. two bedroom flats. Proposed rear extension to the
existing property x1 no. two bedroom flats, x1 no. three
bedroom flat & x1 no. one bedroom flat. Provision of x6 no.
car parking spaces with a disabled bay, cycle & bin stores.
** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**.
Amended plans/descriptions – Min PL821**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. It would result in a detrimental impact on the street scene, by reason of its height and size, and provide a loss of character to the road.

The reduced number of parking bays, from six to four, would provide inadequate parking for residents and as this is a High Street address, they would be unable to join the Meadow Road

Residents Parking Permit Scheme. This would result in an adverse effect on the adjoining street which already suffers from heavy congestion issues.

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.

202.1.2 EPF/0935/20 - Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ Proposed new 4 storey office building and associated parking. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING **Amended plans/descriptions** – Min PL1.1**

The Committee OBJECTED to this application on the grounds that the proposed building is still monolithic and imposing on the houses in Lushes Road. It is out of keeping with the existing buildings and should be reduced in height from four to two storeys.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants working there.

The Committee acknowledged that while this development would result in generating employment it should not be done to the detriment of the local area's visual appearance.

202.2 Notices of Appeal

**202.2.1 EPF/0054/22 – 12 Carroll Hill, Loughton, IG10 1NJ
Proposal: Proposed ground and first floor extensions and new pitched roof. (Appeal ref no: APP/J1535/D/22/3296395 – Min no PL150.1)**

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

**202.2.2 EPF/0861/21 – 76 Algers Road, Loughton, IG10 4NF.
Proposal: Demolition of existing dwelling and replacement with new building consisting of six Flats (Revised application to EPF/2881/18). (Appeal ref no: APP/J1535/W/22/3291871 – Min no PL4.1)**

The Committee OBJECTED to this application on the grounds that it would be an over-development of the site, resulting in a loss of character to the property and was garden grabbing.

The proposed demolition of the existing dwelling would result in an unacceptable increase in CO² pollution.

The six flats would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

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.

202.3 Licensing Decision

202.3.1 Application for a variation of premises license under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, Essex, IG10 1AH (Min no PL197.1)

The Committee NOTED the information received from Epping Forest District Council following the licensing hearing in respect of this application.

PL203 Planning Applications

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

203.1 Application No: EPF/0640/22

Officer: Muhammad Rahman

Applicant Name: Sean Maguire

Planning File No: 026806

Location: 76 Avondale Drive, Loughton, IG10 3DQ

Proposal: Retrospective application for a 6metres deep, single storey rear extension, with height to eaves of 2.79metres & overall height of 2.89metres.

The Committee NOTED the contents of a letter of objection.

The Committee deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the extension, by means of its height, length and depth, would have a detrimental effect resulting in a loss of character to the street scene on this part of Avondale Drive.

It was out of keeping with the street, would be overpowering and dominant within the setting of the neighbouring houses.

The Committee requested that council officers inspect the property and commence appropriate enforcement action.

Application No: EPF/0670/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Stephen Drabwell

Planning File No: 021636

Location: 75 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Proposed first floor rear extension on an existing ground floor extension including the formation of a crown roof over together with two rear facing pitched roof dormer windows, two flat roof lanterns, a front facing roof window, a first-floor flank window, an extended ground floor flank pitched roof and a rear ground floor pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0690/22

Officer: Caroline Brown

Applicant Name: Thomas Braithwaite

Planning File No: 003561

Location: Westwood, 15 Albion Hill, Loughton, IG10 4RA

Proposal: Installation of 3 roof light loft windows into the roof of a Victorian Semi-Detached house.

The Committee had NO OBJECTION to this application.

However, members expressed concern regarding the proposed materials to be used for the roof lights and recommended that those used be in keeping with the current style of the property.

Application No: EPF/0694/22

Officer: Alastair Prince

Applicant Name: Mr John Toyne

Planning File No: 021134

Location: 30 Algiers Road, Loughton, IG10 4NG

Proposal: Single storey side, single storey rear extension.

Members commented on the poor quality of the plans that had been provided for this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/0737/22

Officer: Mohinder Bagry

Applicant Name: Frankie Lane

Planning File No: 031528

Location: 29 Queens Road, Loughton, IG10 1RR

Proposal: Erection of garden shed

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 shed remain ancillary to the main dwelling.

The Committee was concerned for the removal of any trees that would be needed to make way for this development and requested that any trees felled should be replaced.

Members asked that their concerns in this regard be referred to the District Council's tree officer for comment.

Application No: EPF/0753/22
Officer: Caroline Brown
Applicant Name: Mr Simon Elwood
Planning File No: 031518
Location: 39 Algers Road, Loughton, IG10 4NG
Proposal: Proposed single storey rear/side extension with raised rear patio.

The Committee had NO OBJECTION to this application.

The Committee expressed concern that the amount of glass proposed in the rear side extension could result in an increase in light pollution to the neighbours at number 41.

Application No: EPF/0830/22
Officer: Robin Hellier
Applicant Name: Mrs Harding
Planning File No: 012895
Location: 43 York Hill, Loughton, IG10 1HZ
Proposal: TPO/EPF/03/87 (Ref: G1 & T8)
T1, T2, T3: Cypress - Crown reduce height by up to 2m, 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/0859/22
Officer: Robin Hellier
Applicant Name: Mr Austen Reid
Planning File No: 012428
Location: Four Winds, 13 Baldwins Hill, Loughton, IG10 1SE
Proposal: TPO/EPF/16/89 (Ref: A1 & T3)
T1: Lawson Cypress - Crown reduce height by up to 2m, as specified, and lateral branches as specified.
G1: Holly Hedge - Crown reduce by up to 0.5m, as specified.
G2: Holly Hedge - Crown reduce by up to 2m in height, 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/0908/22

Officer: Robin Hellier

Applicant Name: Mr William Arrowsmith

Planning File No: 019700

Location: Belmont, 2 Stanmore Way, Loughton, IG10 2SA

Proposal: TPO/EPF/42/91 (Ref: T15)

T1: Ginkgo - Crown reduce height and laterals by up to 2m, as specified.

Reduce failed stem, 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.

203.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0802/22

Officer: Caroline Brown

Applicant Name: Mr Daniel Bailey

Planning File No: 021680

Location: 1 Rochford Green, Loughton, IG10 2BT

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

Application No: EPF/0828/22

Officer: Rhian Thorley

Applicant Name: Joe Happe

Planning File No: 031524

Location: 18 Shaftesbury, Loughton, IG10 1HN

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion.

203.3 Others – provided for information only: EPF/0788/22, EPF/0879/22, EPF/0898/22, EPF/0913/22 and EPF/0939/22

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

PL204 Decisions

204.1 Decisions by Epping Forest District Council

The Committee NOTED the Decisions for April 2022.

PL205 Licensing Applications

Officers reported that no licensing applications had been brought to their attention.

PL206 Enforcement and Compliance

206.1 Updates to reports previously received.

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

The Committee requested a copy of the enforcement notice issued in respect of ENF/0003/22 – 179-181 High Road, Loughton, IG10 4LF

Signed:

Date: 30 May 2022