

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 May 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

K Rainbow

J Riley

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

Cllr Davies, the newly elected Chairman of the Planning & Licensing Committee welcomed those present to the meeting and Cllr Kauffman, as her newly elected Vice Chairman.

PL207 Apologies for Absence

Apologies for absence were received from Cllr Wiskin.

PL208 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0821/22 – 5 Wellfields, Loughton, IG10 1PB owing to comments received from the LRA Plans Group.

PL209 Confirmation of Minutes

The amended Minutes of the meeting of the Planning and Licensing Committee held on 25 April 2022, along with the Minutes of the meeting held on 16 May 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL210 Matters for Report

210.1 Amended Plans

- 210.1.1 EPF/2502/20 - Land and Garages, Chequers Road Site B, Loughton, Essex, IG10 3QF. Proposal: Erection of one residential building, accommodating 8 flats with associated parking spaces and landscaping.**
**** SAC case now progressing ** – Min no 1.1 (30/11/2020)**

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- i) By reason of its height, bulk, material and design, the proposal was out of keeping with the street scene, where there were conventional two storey houses with ridged roofs.*
- ii) While appreciating that there were no residences on the ground floor, to mitigate the identified flood risk, there was concern at the potential for anti-social behaviour in the proposed stores at ground floor level.*

- iii) Members were concerned for the privacy of neighbours in the adjacent properties caused by overlooking from the rear balconies.*
- iv) The plans appeared to show 4 (possibly 6) parking spaces for 4 x one-bed flats and 4 x two-bed flats. This would be inadequate unless there was a plan not to allow car ownership and the spaces were only for visitors, deliveries etc. Parking in this road was already problematic and would be exacerbated by this proposal.*
- v) While noting approval had previously been granted, under EPF/2609/15, for 5 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping, this new proposal would adversely affect the Special Area for Conservation. 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 living there.*

The committee also added that as 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.

210.2 Notices of Appeal

210.2.1 EPF/0975/19 – 11 Crossfields, Loughton, IG10 3PY. Proposal: Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage. (Appeal ref no: APP/J1535/W/21/3289165 – Min no PL718.1)

The Committee believed that approval of this application would set a dangerous precedent, as well as creating a terracing effect and have a negative impact on the amenity of the neighbours. The Committee also reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its comments to the previous application EPF/0162/18 for this site:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and

Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

**210.2.2 EPF/1306/21 – 7 Brooklyn Avenue, Loughton, IG10 1BL.
Proposal: Proposed detached 3 bedroom dwelling in an existing side garden. (Appeal ref no: APP/J1535/W/22/3292682 – Min no PL7.1)**

The Committee reiterated its previous comments which were:

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 both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.

The additional dwelling 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.

PL211 Planning Applications

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

211.1 Application No: EPF/0727/22

Officer: Mohinder Bagry

Applicant Name: DR H NANDRA

Planning File No: 001209

Location: 35 Alderton Hill, Loughton, IG10 3JD

Proposal: Single storey rear extension for disabled resident and ramped access with handrails.

The Committee had NO OBJECTION to this application.

Application No: EPF/0821/22

Officer: Alastair Prince

Applicant Name: Mr A Anwar

Planning File No: 019325

Location: 5 Wellfields, Loughton, IG10 1PB

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of two letters of objection and supported the comments therein.

The Committee OBJECTED to this application on the grounds that the rear extension by reason of its excessive length and width will impact on the setting of the host dwelling and seriously impact on the amenities enjoyed

by the neighbours at No. 7 Wellfields. It would be an overdevelopment of the site, overbearing, and out of keeping with the properties in this part of Wellfields.

The roof extension, by reason of its excessive width and bulk will be detrimental to this part of Wellfields where roofs are relatively untouched.

Application No: EPF/0826/22

Officer: Kie Farrell

Applicant Name: Mr Ramazan Jakupi

Planning File No: 031246

Location: 71 Deepdene Road, Loughton, IG10 3PH

Proposal: Demolition of existing pre-fab house and replacement of a new dwelling house.

The Committee OBJECTED to this application on the grounds that the materials used will be out of keeping with the current neighbouring properties in the road and will be detrimental to the street scene.

The Porch extension would appear incongruous to the property, causing a negative impact on the street scene.

Application No: EPF/0846/22

Officer: Alastair Prince

Applicant Name: Mr & Mrs Pagano

Planning File No: 031493

Location: 80 Algiers Road, Loughton, IG10 4ND

Proposal: Proposed rear & side infill ground floor extension with a combination of pitched, tiled & flat membrane roofs, with x3no. rooflights in total, front porch added with a tiled roof.

The Committee had NO OBJECTION to this application but noted that they would prefer that the proposed round window at the front of the side extension be a type that was more in-keeping with the existing features of a vintage property of this nature.

Application No: EPF/0849/22

Officer: Muhammad Rahman

Applicant Name: Mr Mark Perring

Planning File No: 018762

Location: 71 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Single storey first floor rear extension.

The Committee OBJECTED to this application on the grounds that it would be overbearing and overlook the neighbours at No.70 Roundmead Avenue and would be detrimental to their amenities.

The proposed wall of glass on the extension, in close proximity to the forest, would result in increased light pollution.

Application No: EPF/0864/22

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Dalton

Planning File No: 009299

Location: 33 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the property. The extension by reason of its height and depth would be overbearing on the neighbours and an incongruous addition to the property.

The roof window would be out of keeping with this type of property and would result in an increase of light pollution by its size.

Application No: EPF/0924/22

Officer: Muhammad Rahman

Applicant Name: Mr Pampellonne

Planning File No: 015137

Location: 8 Garden Way, Loughton, IG10 2SF

Proposal: Revision of approved application EPF/2184/19 to refine external aesthetics.

The Committee OBJECTED to this application on the grounds that the change to the amount of glass in the bottom rear ground floor extension would result in an increase in light pollution.

Also, the members felt this application was not accurately described and consisted of considerably more than merely to “*refine external aesthetics*” as the applicant had stated.

211.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0882/22

Officer: Alastair Prince

Applicant Name: Mr & Ms P & J Ainsworth & Myronidis

Planning File No: 026279

Location: 47 Harwater Drive, Loughton, IG10 1LP

Proposal: Application for a Lawful Development Certificate for a Proposed hip to gable loft conversion with a rear dormer.

Application No: EPF/0954/22

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/0988/22

Officer: Muhammad Rahman

Applicant Name: Mr Anthony Davis

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Certificate of lawful development for a proposed two storey rear extension to the main house and new rear roof dormer.

Application No: EPF/0997/22

Officer: Mohinder Bagry

Applicant Name: Miss Anna Florczak

Planning File No: 031547

Location: 61 Greensted Road, Loughton, IG10 3DJ

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

- 211.3 Others – provided for information only: EPF/0680/22, EPF/0911/22, EPF/0994/22, EPF/0995/22, EPF/0999/22, EPF/1035/22 and EPF/1106/22**
The Committee NOTED the information received from Epping Forest District Council.

PL212 Decisions

212.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL213 Licensing Applications

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

PL214 Enforcement and Compliance

214.1 No reports had been received.

214.2 The Committee noted that a breach of planning had been registered with EFDC, by the Planning Clerk, regarding application EPF/0550/22 - Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH.

Signed:

Date: 13 June 2022