

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 13 June 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

G Wiskin

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

1 Member of the Public

PL215 Apologies for Absence

No apologies for absence were received.

PL216 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications:
EPF/0869/22 - 6 Ladyfields Close Loughton Essex IG10 3RS and EPF/0885/22 - 51 Algers Road Loughton Essex IG10 4NF owing to comments received from the LRA Plans Group.

PL217 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 May 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL218 Matters for Report

There were no matters to report.

The Committee AGREED to bring forward planning application EPF/0885/22– 51 Algers Road, Loughton, IG10 4NF, as a member of the public was interested in this item.

PL219 Planning Applications

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

219.1 Application No: EPF/0885/22

Officer: Muhammad Rahman

Applicant Name: Mr James Hart

Planning File No: 031550

Location: 51 Algers Road, Loughton, IG10 4NF

Proposal: The proposal is for alterations to the roof, front garage door and first floor side extension.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the grounds that the property forms part of a matching pair of semi-detached houses with their

neighbours at number 53. The side extension and rear roof addition, by reason of its bulk, would cause an imbalance and loss of symmetry and be detrimental to the visual amenity of this part of Algiers Road.

The side extension would close the gap with no. 49, blocking the open aspect between the properties to the rear thereby causing a negative impact on the street scene and creating a terracing effect. The building would be dominant and overpowering to the neighbours at no. 49, such that no.49 would no longer look like a detached property.

The Committee also considered that the attractive vintage character of the property would be negatively impacted by the inclusion of new oddly shaped roof lights and windows and removal of the existing original leaded light windows. It was also preferred that to maintain their character the window frames should be kept in their original colour of white.

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

Members expressed concern at the poor quality of plans that had been provided in respect of this application

Application No: EPF/0516/22
Officer: Muhammad Rahman
Applicant Name: Sond
Planning File No: 030596
Location: 48 Baldwins Hill, Loughton, IG10 1SF
Proposal: Proposed side extension.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

Application No: EPF/0845/22
Officer: Robin Hellier
Applicant Name: Pauline Coggle
Planning File No: 021226
Location: 7 Fairmeadside, Loughton, IG10 4RH
Proposal: TPO/EPF/09/77 (Ref: G6) T1: Silver Birch - Crown reduce height by up to 2.5m, as specified, and lateral branches by up to 1.5m, 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/0869/22
Officer: Marie-Claire Tovey
Applicant Name: MS CANIM BASRI
Planning File No: 007377
Location: 6 Ladyfields Close, Loughton, IG10 3RS
Proposal: Part single part double storey side and front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds the extensions would be an over-development of the site that would result with the property being overbearing, incongruous and out of keeping with the street scene.

There would be a significant loss of garden amenity and a sense of enclosing.

The front extension is out of character with the area by reason of its projection out from the front elevation and non-matching materials

Members deplored the information received that the property had already undertaken works, including demolition work. without permission and requested that EFDC Enforcement Officers urgently investigate these unauthorised works

Application No: EPF/0884/22
Officer: Mohinder Bagry
Applicant Name: Mr and Mrs G Lock
Planning File No: 019439
Location: 2 Ripley View, Loughton, IG10 2PB
Proposal: Single storey infill extension to front of property with a pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0919/22
Officer: Alastair Prince
Applicant Name: Mr J Preston
Planning File No: 010633
Location: 56 High Road, Loughton, IG10 4QU
Proposal: Single storey side extension and first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0936/22
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs Surridge
Planning File No: 008268
Location: Landscapes, 29 Woodbury Hill, Loughton, IG10 1JF
Proposal: Proposed outbuilding and conversion of existing garage. Gates to be installed within existing gate posts.

The Committee OBJECTED to this application on the grounds that the proposed outbuilding and conversion, by reason of its height and bulk,

would be a dominant, overbearing, and unsympathetic addition to the property situated in a conservation area.

The Committee believed that this application was a case of urbanisation to a property situated in close proximity to the forest.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that the garage and outbuilding remain ancillary to the main dwelling, and that new installed gates are made of wood and are not higher than the current gates.

219.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0933/22

Officer: Caroline Brown

Applicant Name: Mr Andrew Innocent

Planning File No: 020938

Location: 4 Roding Gardens, Loughton, IG10 3NH

Proposal: Certificate of lawful development for removal of small rear bay windows and existing patio door, replacing with two sets of sliding doors. Raising of cill to one window.

Application No: EPF/1042/22

Officer: Mohinder Bagry

Applicant Name: Mr & Mrs Mark Gilbert

Planning File No: 003738

Location: 8 Oakwood Hill, Loughton, IG10 3EW

Proposal: Certificate of Lawful Development for a proposed hip to gable loft extension and rear dormer and front roof lights in connection with a loft conversion.

219.3 Others – provided for information only: EPF/1120/22 and EPF/1184/22

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

PL220 Decisions

220.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL221 Licensing Applications

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

PL222 Enforcement and Compliance

222.1 No reports had been received.

Signed:
Date: 27 June 2022