

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 27 June 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

J Riley

G Wiskin

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL223 Apologies for Absence

Apologies for absence were received from Cllr Rainbow.

PL224 Declarations of Interest

No declarations of interest were received.

PL225 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 13 June 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL226 Matters for Report

226.1 Notices of Appeal

226.1.1 EPF/2628/21 - Twoony Mead, Nursery Road, Loughton, IG10 4EF. Proposal: Demolish existing house & replace with a new 6 bedroom detached house with outbuilding to the rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle crossovers). (Appeal ref no: APP/J1535/W/22/3291417 – Min no. PL95.1)

The Committee strongly supported EFDC's reason for refusal of this application and reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposed design was unacceptable and out of keeping with the area, by virtue of its height, bulk, site coverage and detail (amount of glazing and sheer storey at third floor). Although there were a variety of building styles along this stretch of road, there was nothing remotely like this completely inappropriate proposal.

The proposal doubles the size of the house with six bedrooms and four parking spaces which would impact on the SAC, resulting in more car pollution and a subsequent impact on the air quality to the SAC. It 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) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

The committee also added to its objection that 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 demolition of the current property would result in an increase in carbon emissions and fails to follow the EFDC's Sustainability Guidance.

**226.1.2 EPF/2213/21 - 11 Barncroft Road, Loughton, IG10 3EY.
Proposal: Proposed hip to gable roof extension to create a habitable space. (Appeal ref no: APP/J1535/W/22/3291437 – Min no PL77.1)**

The Committee strongly supported EFDC's reason for refusal of this application and reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. The property was a maisonette in a semi-block which formed a matching pair with the neighbouring property. The proposal was an overdevelopment and would result in overlooking of the houses to the rear of the property.

**226.1.3 EPF/0054/22 – 15 Newnham Close Loughton IG10 4JG.
Proposal: Retention of outbuilding at rear. (Appeal ref no: APP/J1535/D/22/3299925 – Min no PL150.1)**

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

PL227 Planning Applications

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

227.1 Application No: EPF/0720/22

Officer: Ian Ansell

Applicant Name: Mr Daskalow

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of conservatory and replacement single storey extension with rooflights.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the property. This owing to the narrow access,

and due to the existing buildings size and shape, which already takes up too much of the plot.

By reason of its poor design, the proposed extensions building line would be brought forward unnecessarily, at a strange angle and appear incongruous.

227.2 Deemed Permission – provided for information only:

The Committee NOTED there were no applications under this item.

227.3 Others – provided for information only:

The Committee NOTED there were no applications under this item.

PL228 Decisions

228.1 Decisions by Epping Forest District Council

The Planning Decisions for May 2022 received from Epping Forest District Council were NOTED.

PL229 Licensing Applications

229.1 Update on License hearing to vary premises license – Aura, 179-181 High Road, Loughton, IG10 4LF

The Town Clerk updated members on the situation regarding the submissions of resident's objections to EFDC concerning this application.

After consideration it was NOTED that it was for the residents to take any appeal forward and that the Town Council had supported them as far as it could.

The Committee raised a concern that the system by which public objections are registered with EFDC on matters of licensing and/or planning could lead to confusion as to which department was receiving them.

229.2 Update on application for minor variation to premises license – The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX

A minor variation has been submitted requesting the addition of the following condition:

There shall be no more than 70 people in the external area at any one time

The Committee RATIFIED the comments submitted under powers of delegated authority, in order to meet the deadline of 24 June for this consultation, which were:

The EFDC Licensing sub- committee at its meeting on 19 April 2022 imposed a maximum number of 30 outside drinkers in the horseshoe shaped seating area to the south of the frontage, on the site of the former 101 York Hill. This was done because of the proven record of ASB, noise, and abusive behaviour by patrons.

The premises appealed, so that has not yet been implemented. It would be perverse and unsafe for the EFDC Licensing department now to grant this "minor" variation to permit the accommodation of more than twice that number, across the whole frontage, including that part over which highway rights are present; that would

undermine the licensing objectives of preventing public nuisance and also public safety, because pedestrians must walk in the road round the obstructions of old barrels, tables and chairs on the highway placed by the Public House.

In our respectful submission, it would be preferable to refuse this variation to the old licence, and allow the Public House, should they wish, to appeal to the Magistrates on the variation concurrently.

PL230 Enforcement and Compliance

230.1 No reports had been received.

230.2 The Committee noted that the breach of planning registered with EFDC (PLC MIN 214.2), by the Planning Clerk, regarding application EPF/0550/22 - Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH was currently being investigated by EFDC officers.

Signed:

Date: 11 July 2022