

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 11 July 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)
S Murphy K Rainbow J Riley
G Wiskin B Cohen (as substitute for Cllr Abraham)

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

2 Members of the Public

PL230 Apologies for Absence

Apologies for absence were received from Cllr Abraham, Cllr Cohen, Town Mayor, had been nominated as his substitute for this meeting.

PL231 Declarations of Interest

The Committee declared a non-pecuniary interest in the Pavement Licence Application for Zambrero, 295 High Road – considered under Matters for Report; and planning applications: EPF/0975/22 – 148 River Way, and EPF/1132/22 – 49 Alderton Hill; owing to comments received from the LRA Plans Group.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/1134/22 – 52 Ollards Grove, as he knows the applicant.

PL232 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 27 June 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL233 Matters for Report

233.1 Amended Plans – Re-Consultation

**233.1.1 EPF/0849/22 – 71 Roundmead Avenue Loughton IG10 1PZ.
Proposal: First floor rear extension – Min no PL211.1**

The Committee had NO OBJECTION to this application, noting that the applicant had taken on board the local planning authority's previous objections regarding this proposal.

Members however, expressed a CONCERN that unless the windows in the second floor extension had opening limiters, the proposal would have privacy issues for the downhill neighbours, caused by overlooking.

233.2 Notices of Appeal

233.2.1 EPF/ 2032/21 – 3 Shelley Grove Loughton IG10 1BY. Proposal: Proposed conversion of existing dwelling into 2 self-contained flats (1x GF flat and 1x FF flat), proposed side extension to replace garage, and proposed widening of crossover. (Appeal ref no: APP/J1535/W/22/3293000 – Min no PL77.1)

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing and out of keeping with the area. Shelley Grove consisted of family housing, to allow them to be converted into flats would set an unwelcome precedent, causing significant harm to the character of the area.

Removing the front garden in its entirety to create 4 parking spaces was deemed excessive and would harm the visual amenity of the street scene. It was important to maintain and protect the green space to prevent water run-off onto the street and potential surface water flooding.

Members considered the journey information report provided to be nonsense. The extra dwelling (and parking spaces) 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 was unacceptable. 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 was brought into operation.”

The Committee further believed that the proposal would create a sustainability issue with temperature control. Removing all the planting and greenery from the front of the property would result in an increase in temperature and create a loss of habitat for wildlife and plants.

233.2.2 EPF/2148/21 – Foresters Arms 15 Baldwins Hill Loughton IG10 1SF. Proposal: Retrospective consent for terrace with wall and piers to front of premise. (Appeal ref no: APP/J1535/W/22/3294758 – Min no PL95.1)

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the built wall projects beyond the boundary line onto the public highway. Baldwins Hill is a well-used road by cars and pedestrians, particularly during weekends, and members were concerned not enough pavement was left for pedestrians to

safely pass the pub. They asked that the council requests the terrace therefore be pushed back for safety reasons.

The wall also reduces the sightlines around the entrance to Stony Path and could be a hazard associated with traffic coming round the curve further up.

The Committee believes that the change of use from car parking spaces to a seating area has, along with removing parking provision, also caused an intensification of use which has resulted in noise pollution causing a detrimental effect to the amenity of residents living in neighbouring properties.

Baldwins Hill is a conservation area and therefore the existing wall built using non-matching bricks had a detrimental effect on the street scene; members requested that if the wall was to be rebuilt, they use appropriate materials to preserve the character of the conservation area.”

233.3 Licensing Applications

233.3.1 RE: Gardeners Arms. 103 York Hill, Loughton IG10 7RX - Licensing variation – Min no PL229.2

The Committee NOTED the information received from Epping Forest District Council's (EFDC) Licensing Officer regarding this variation.

The Planning Committee Clerk advised members that further information had been received today, 11 July 2022, from the EFDC Licensing Officer regarding the appeal to be heard at the Magistrates' Court, against its initial decision for this premises. The Licensing Officer requested whether a Committee member would be able to attend the proceedings, if required, to make formal representations.

The Committee suggested that it might be more convenient for Cllr Chris Pond to attend on behalf of the Town Council, as he regularly attends Chelmsford on County Council matters. Alternatively, a request could be made at the Town Council meeting on Wednesday evening for a representative to attend the Magistrates' Court in Chelmsford.

233.3.2 Application for a Pavement Licence in respect of Zambrero, 295 High Road, Loughton

The Committee NOTED the contents of a letter of objection.

The Committee RATIFIED the comments in respect of the above application, which had been submitted under powers of delegated authority in order to meet the application deadline.

The Committee's comments were as follows:

Loughton Town Council's Planning and Licensing Committee OBJECTED to this application for a Pavement Licence. Whilst members appreciate there is Government support for this initiative and would like to support local enterprise, they believe the pavement in this area is too narrow to safely accommodate tables and two-way foot traffic, particularly causing obstructions

for disabled and those with buggies, as they cannot pass each other without stopping or going into the road.

A request was also made for the Enforcement Team to review the whole of the High Road, particularly on the east side, where it is believed many local establishments have pavement furniture for which no licence has been approved.

233.3.3 Licensing Complaint – Aura, 179-181 High Road, Loughton

The Planning Committee Clerk informed the Committee that following a complaint about noise from the above premises the Local Licensing Authority advised that it would address this complaint. However, future reports should be made at the time of the disturbance to the District Council's Neighbourhood response team, via EFDC's website, [Report a noise problem - Epping Forest District Council \(eppingforestdc.gov.uk\)](https://www.eppingforestdc.gov.uk), in order that the matter can be properly investigated and appropriate action taken.

Members NOTED this information received from Epping Forest District Council.

PL234 Planning Applications

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

234.1 Application No: EPF/0803/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr AKSHAY NEGI

Planning File No: 000018

Location: 89 Oakwood Hill Loughton IG10 3ER

Proposal: Proposed single storey side/rear extension with a raised rear patio.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. It was out of proportion to the size of the existing property, doubling the width at the rear, and was an unorthodox shape. It would be overbearing, creating a negative impact on the amenity of the neighbours at no 87.

Members considered the proposal would be more acceptable if it was stepped back, moved away from the boundary and of a more orthodox shape, following the angle of the existing house.

Application No: EPF/0886/22

Officer: Alastair Prince

Applicant Name: Miss Simone Lesforis

Planning File No: 022719

Location: 32 Oakwood Hill Loughton Essex IG10 3EW

Proposal: Proposed two storey extension to the rear, replacement of existing roof to incorporate a rear extension, external materials finish to match existing.

The Committee had NO OBJECTION to this application.

Application No: EPF/0975/22

Officer: Alastair Prince

Applicant Name: Lesley Hester

Planning File No: 001717

Location: 148 River Way Loughton Essex IG10 3LL

Proposal: Proposed single storey front addition including porch extension. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal extends beyond the existing building line. The projection of the garage extension would reduce the parking area and likely result in parked cars protruding over the pedestrian pavement. The garage extension was too shallow to be occupied by modern cars and therefore considered unnecessary.

The proposed projection of the garage extension would also create a large ugly wall with poor quality asphalt roof and edge detail which would result in a detrimental impact on the neighbour and this part of the street scene. It should be set back to be level with the entrance hall.

The rooflights are unattractive and project out from the tiles. They should be centred and designed to be flush with the roof. It is unclear what the garage door will look like with conflicting information on the 3D images compared to the drawings. The garage and front doors should be designed to be complimentary, and timber made; not finished in UPVC which is not a sustainable material.

Members considered the proposal would be more acceptable if it remained in line with the neighbouring property.

Application No: EPF/0985/22

Officer: Alastair Prince

Applicant Name: Chris Godsave

Planning File No: 008650

Location: 56 The Crescent, Loughton, Essex

Proposal: Loft conversion including raising of ridge height, enlarging existing rear dormer and replace existing front dormer with three dormers.

The Committee OBJECTED to this application on the grounds that the raising of the ridge height would be incongruous and out of keeping with that of neighbouring properties. The proposal would have a dominant and negative effect on the street scene.

The rear balcony would cause overlooking and affect the amenity of the neighbours by loss of privacy and the enjoyment of their garden.

Application No: EPF/1017/22

Officer: Alastair Prince

Applicant Name: Mr Gautam Chhabra

Planning File No: 003372

Location: 32 Stanmore Way, Loughton, IG10 2SA

Proposal: Front, rear and side extensions and internal remodelling following recent approval (Revised application to EPF/2277/21)

The Committee had NO OBJECTION to this application.

Application No: EPF/1132/22

Officer: Alastair Prince

Applicant Name: Mr Nicholas Brown

Planning File No: 004863

Location: 49 Alderton Hill, Loughton, IG10 3JD

Proposal: Add first floor including over part main garage, resulting roof space utilised as further domestic accommodation, replacement windows/doors including front bay square off single storey rear extension. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the shape and form of the roof was out character with this part of Alderton Hill and would be detrimental to the street scene.

Members considered the edges of the roof should be hipped to match the adjoining properties, using traditional brown clay tiles. Also, the green boundary should be maintained as it forms a significant part of the street scene.

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/1134/22

Officer: Robin Hellier

Applicant Name: Mrs Hilary Rippon

Planning File No: 010324

Location: 52 Ollards Grove Loughton IG10 4DW

Proposal: TPO/CHI/04/70 (Ref: A1)

T1-T3: 3 x Oaks - Crown reduce by up to 30%, as specified.

Crown lift to 9m from ground level, 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.

234.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1069/22

Officer: Mohinder Bagry

Applicant Name: Mr & Mrs Neal Lofthouse

Planning File No: 024707

Location: 7 Nevill Way Loughton Essex IG10 3BG

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

234.3 Others – provided for information only: EPF/1082/22

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

PL235 Decisions

235.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL236 Licensing Applications

No licensing applications had come to the attention of officers.

PL237 Enforcement and Compliance

237.1 No reports had been received.

Signed:

Date: 25 July 2022