

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

1 Member of the Public

The Committee AGREED to bring forward planning application, EPF/1266/22 – 121 Roding Road, after agenda item 3, Confirmation of Minutes, as a member of the public present was interested in this item.

PL257 Apologies for Absence

Apologies for absence were received from Cllr Kauffman.

PL258 Declarations of Interest

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/1726/22, 52 Ollards Grove, as the applicant was known to him.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/1266/22, 121 Roding Road, as the owner, who was not the applicant, was known to him.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1142/22 – 115 Loughton Clinic, High Road; EPF/1266/22 – 121 Roding Road; EPF/1394/22 – 75 High Beech Road; EPF/1418/22 – 255 Willingale Road; EPF/1518/22 – 43 Millsmead Way; EPF/1547/22 – 1 Langston Road; EPF/1755/22 – 61 Traps Hill; EPF/1756/22 - 7 Nafferton Rise; and EPF/1782/22 – 38B Chigwell Lane, Oakwood Hill Industrial Estate, owing to comments received from the LRA Plans Group.

PL259 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 8 August 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL260 Planning Application

260.1 Application No: EPF/1266/22

Officer: Muhammad Rahman

Location: 121 Roding Road, Loughton IG10 3BS

Proposal: Extensions and alterations to provide 1x new retail premises on the ground floor and 5x new residential apartments over with associated amenity space.

The Committee NOTED the contents of 12 letters of objection.

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

The Committee OBJECTED to this application stating the proposal was for five additional dwellings which would place extra stress on the EF 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.

Members also commented on the close proximity of the site to the Roding Road Nature Reserve, and the negative impact the extra pollution would have on that.

The application would set a precedent for additional floors being erected on buildings in this area. This site was a regular array of local shops within close proximity to neighbouring residential properties – not the High Road. The effect of this proposal would be detrimental to the amenity and outlook of neighbours, in particular the occupants of nos 123 – 133 Roding Road, who would suffer a sense of enclosure and loss of outlook to their rear gardens.

The proposal may be a car free development but that does not stop the occupants from having cars. The site is located at a very busy junction, where illegal double parking regularly occurs from both private and commercial vehicles. Buses were often unable to turn right into Valley Hill causing severe congestion and highway safety issues at this busy junction, which has resulted in several collisions. Although double yellow lines are in situ no apparent enforcement is taken in this area. The additional residences would exacerbate this problem. No consideration had been given either to allow safe waste removal from the site.

Members believed that any proposal needed to provide suitable parking for visitors and delivery vehicles to ameliorate these issues.

PL261 Matters for Report

261.1 Planning Re-consultation

261.1.1 EPF/0803/22 – 89 Oakwood Hill Loughton IG10 3ER. Proposal: Proposed single storey side/rear extension with a raised rear patio – Min no PL234.1

The Committee had NO OBJECTION to this application.

261.2 Planning Comments: Loughton Town Council Objections:

261.2.1 EPF/1180/22 - TPO/04/98, 4 x Poplar and 1 x Oak - fell and replant – Min no PL245.1

The Committee RATIFIED the following comment submitted in response to this request:

“The Chairman of the Planning & Licensing Committee thanks you for the detailed explanation, in respect of the above application, which is appreciated.”

As always, the Committee is happy to take your recommendations as the expert, and therefore agree to withdraw its objection to this application.”

261.2.2 EPF/1370/22. Monterey Cypress – Fell at 36 Hazelwood – Min no PL253.1

The Planning Committee Clerk advised members that further information had been received regarding this application from the Tree Officer at Epping Forest District Council, with a request that the Committee waive its objection.

Members considered the information received, and DECLINED to withdraw its OBJECTION, on the grounds that this was a heritage tree, which brought much pleasure to the street scene and local residents. The Committee, noting the tree was not purported to pose a danger to the public, believed the tree should be retained, with the appropriate works being undertaken to preserve it for the expected 5-10 year lifespan.

Members commented that too many trees were being removed around the town, either with or without permission.

261.3 Street Naming and Numbering

261.3.1 Change of official addresses 165B, 165C, 165D, 165E, High Road, Loughton, to Grove House, 165B High Road, Loughton

261.3.2 x2 residential dwellings at Grove House, 165B High Road, Loughton

The Committee NOTED the information received from Epping Forest District Council, in respect of the two above items.

PL262 Tree Preservation Order TPO/EPF/02/22 - 92 York Hill, Loughton IG10 1JA

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

PL263 Appeal to Planning Inspectorate – Proposed Burial Ground to the South of Chigwell Rise, Chigwell, IG7 6BN – Appeal Ref: APP/J1535/W/22/3298615

The Committee, believing the site to be important local Green Belt land that should be protected from the proposed development, and which would set an unwelcome precedent, AGREED to submit an OBJECTION to the Planning Inspector regarding this application, supporting the Local Planning Authority’s refusal reasons for planning application EPF/2131/19 (see below):

Epping Forest District Council Refusal Reasons – EPF/2131/19:

Reason 1

The proposal would cause unacceptable harm to the appearance and character of the landscape in this prominent and locally important site and is contrary to policies LL1 and LL2 of the adopted Local Plan and Alterations, policies SP 7 and DM 3 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

Reason 2

Due to insufficient parking associated with the development, the proposal would cause increased parking stress in the area through the displacement of vehicles to surrounding roads and cause adverse impacts on highways safety, contrary to

policies ST4 and ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

Reason 3

The drainage provisions of the development are insufficient to deal with drainage and run off on this site and onto surround sites contrary to policy U3B of the adopted Local Plan and Alterations, policy DM15 and DM16 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

PL264 Planning Applications

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

264.1 Application No: EPF/0878/22

Officer: Alastair Prince

Location: 32 Lushes Road, Loughton, IG10 3QB

Proposal: Proposed 4 metres single storey rear extension & an outbuilding.

The Committee OBJECTED to this application on the following grounds:

- The bi-fold doors to the side of the proposed rear extension would create a loss of amenity to the neighbours at no.34 caused by overlooking.
- The height of the proposed gym was excessive.
- Members deplored the proposed removal of the chimney, which would have a negative impact on the street scene.

Application No: EPF/1080/22

Officer: Loredana Ciavucco

Location: 33 Lower Park Road, Loughton, IG10 4NB

Proposal: Garage conversion with increase in height of roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1142/22

Officer: Sukhvinder Dhadwar

Location: 115 Loughton Clinic, Doctors Surgery, High Road, Loughton IG10 4JA

Proposal: Change of use from Clinic to 2 bed flat (with revised bedroom layout) with garden and 2 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application, that a condition for landscaping of native planting be imposed for the front garden to soften the appearance and enhance the street scene. They also commented that the opportunity should be taken to remove non-conforming features dating from the 1950s whilst maintaining the heritage features of this property.

Application No: EPF/1394/22

Officer: Sukhvinder Dhadwar

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Proposed demolition of single storey side garage and erection of a new two storey side extension.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application reiterating its previous comments – Min no PL192.1, which were:

“it would be an overdevelopment of a property of this size, and that would result in a loss of character and a terracing effect that would have a negative impact on the street scene.”

Members further believed that the hard standing to the front was not practical for off street parking and would be dangerous for pedestrians when a car manoeuvred into the space. The loss of the garage would lead to more pressure for parking on an already congested street.

The added height of the extension would loom large over the gardens to the rear, in Smarts Lane, which are very short, impacting on the amenity of these occupiers.

Application No: EPF/1418/22

Officer: Loredana Ciavucco

Location: 255 Willingale Road, Loughton, IG10 2DH

Proposal: Front porch extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. However, it would be willing to waive its objection if the proposal was stepped back, including the guttering, from the shared alleyway.

Application No: EPF/1465/22

Officer: Rhian Thorley

Location: 12 Campions, Loughton, IG10 2SG

Proposal: Demolish existing front porch, construct a new 2 storey front infill extension. Garage conversion and full internal renovation.

The Committee OBJECTED to this application stating it was an overdevelopment. The proposed rendering of the property was out of keeping with neighbouring properties and would result in a loss of character.

Application No: EPF/1486/22

Officer: Kie Farrell

Location: 77 The Drive, Loughton, IG10 1HL

Proposal: Single storey rear/side extension.

The Committee OBJECTED to this application stating it created a terracing effect by building onto the boundary and would affect the neighbour's amenity.

Application No: EPF/1488/22

Officer: Caroline Brown

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed extension to the roof of the property by raising ridge of the main roof and two outrigger roofs at the rear. Additionally, adding one new window to side of the property, 4 no. dormer windows at the front and 2 no. new windows with Juliet balconies at the rear.

The Committee OBJECTED to this application stating it was overbearing, the property already dwarfed the neighbouring properties to the rear. The proposed front dormers were far too obtrusive.

Application No: EPF/1512/22

Officer: Frederique Caillat

Location: North Farm House, High Road, Loughton, IG10 4JJ

Proposal: Grade II listed building consent for proposed new glasshouse.

The Committee had NO OBJECTION to this application.

Application No: EPF/1518/22

Officer: Loredana Ciavucco

Location: 43 Millsmead Way, Loughton, IG10 1LR

Proposal: Convert garage and single storey side and rear extension with roof lights.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. However, it would be willing to waive its objection if the extension was set back by at least 300mm because it was finished in render with a very bland window, it needed to be subservient to the main front elevation. All the garages on this side of Millsmead Way are set back, and this proposal would be wholly out of character.

Members requested that should the local planning authority be minded to approve this proposal; the roof should be conditioned not to be used as a terrace.

Application No: EPF/1532/22

Officer: Rhian Thorley

Location: 49 Burney Drive, Loughton, IG10 2DX

Proposal: Ground Floor Extension to Front, Side and Part First Floor Rear Extension.

The Committee OBJECTED to this application on the grounds that the first floor extension was an overdevelopment of the property, it was overbearing and on the boundary. It considered the proposal would not allow sufficient space for a car to fit onto the drive.

Members believed there should be a clear one metre gap from the boundary and that the front extension should match the height of the neighbouring property at no.51.

Application No: EPF/1547/22

Officer: Ian Ansell

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Demolition of existing car wash and cycle / refuse store; reconfiguration and re-provision of car parking spaces together with a new cycle / refuse store.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed new cycle / refuse store. However, members OBJECTED to the green area at the front of the property Chigwell Lane / Langston Road being removed. Members requested that the existing landscaping be retained in its existing form as it softens the green aspect of the street scene.

The Committee AGREED to consider the following two applications, EPF/1606/22 and EPF/1756/22, together as they were for the same property.

Application No: EPF/1606/22

Officer: Alastair Prince

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed part single storey/part two storey side extension to existing dwelling.

Application No: EPF/1756/22

Officer: Alastair Prince

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed rear dormer loft conversion to existing dwelling, with cat slide dormer and rooflights to front elevation roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications on the grounds that the size and bulk of the rear dormer, use of materials and amount of glazing (which should reduce at this level, not increase) was overly dominant and out of character with the house and this part of Nafferton Rise. It would also result in additional overlooking to the gardens of the neighbours.

The front dormer was not centred and added as a visual distraction to the building and Nafferton Rise.

Overall the extensions were poorly planned with no consideration given to the existing building and good design principles.

Application No: EPF/1610/22

Officer: Caroline Brown

Location: 2 Rochford Green, Loughton, IG10 2BT

Proposal: Front and rear single storey extensions.

The Committee OBJECTED to this application considering the front porch to be overbearing and incongruous with the street scene. The drawings appeared to show the proposal blocked off the shared alleyway, which is a feature of these properties and should not be allowed. Members objected to the proposed roof lights to the porch.

The Committee would be willing to waive its objection if the proposed front extension was well stepped back in order that no guttering would overhang, and the proposal would not eat into the shared alleyway.

The Committee had NO OBJECTION to the proposed rear extension.

Application No: EPF/1624/22

Officer: Robin Hellier

Location: 30, Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/07/96 (Ref: T4, T6, T8, T9, G2, G4)

T1: Oak - Fell and replace, as specified.

T2: Yew - Crown reduce by up to 1.5m, as specified.

T8: Holm Oak – Crown reduce, as specified.

G9: Holm Oak x2 – Crown reduce on roadside, as specified. Crown lift

The Committee SUPPORTED the advice received from the Tree Officer, Mr Hellier, at Epping Forest District Council in respect of this application.

Application No: EPF/1654/22
Officer: Robin Hellier
Location: 4 The Chase, Loughton, IG10 4RE
Proposal: TPO/EPF/04/98 (Ref: T99)
T1: Ash - Fell.

The Committee SUPPORTED the advice received from the Tree Officer, Mr Hellier, at Epping Forest District Council in respect of this application.

Application No: EPF/1655/22
Officer: Robin Hellier
Location: 2 The Chase, Loughton, IG10 4RE
Proposal: TPO/EPF/04/98 (Ref: T94)
T2: Poplar (Hybrid Black) - Fell.

The Committee SUPPORTED the advice received from the Tree Officer, Mr Hellier, at Epping Forest District Council in respect of this application.

Application No: EPF/1666/22
Officer: Kie Farrell
Location: 20 Strathallan, Clays Lane, Loughton, IG10 2RZ
Proposal: Single storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Erection of a two storey front extension and the Conversion of the loft void to habitable, to include a Mansard style crown roof addition. Associated fenestration changes.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. Members considered the rear elevation, a wall of glass, was far too excessive. Bearing in mind the close proximity of the property to the forest, it would create a detrimental impact on the wildlife (flora and fauna) of the neighbouring forest and its habitat.

Further, it considered the proposal would place extra stress on the EF 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.

Members believed the approved application, EPF/1954/21, to be an acceptable proposal for this site.

Application No: EPF/1675/22
Officer: Robin Hellier
Location: 8 Cleves Close, Loughton, IG10 3NN
Proposal: TPO/EPF/02/93 (Ref: T18)
T1: Oak - Fell and replace, 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.

Application No: EPF/1690/22

Officer: Muhammad Rahman

Location: 5 Longfield, Loughton, IG10 4EE

Proposal: Loft conversion/extension with ridge raise and added dormers, plus single storey rear/side extension and minor elevational modifications.

The Committee OBJECTED to this application stating it was overbearing and out of keeping. The proposal would result in a change of character, and included excessive glass, which would cause light pollution.

The ridge raise and added dormers would be imposing on the neighbour's amenity and outlook.

Application No: EPF/1694/22

Officer: Alastair Prince

Location: Unit 4, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: Works to repair/replace roof, relocation of existing container and siting of 1 no. additional container.

The Committee OBJECTED to this application, but would be willing to waive its objection if the applicant were to add planting of a native species to the boundary as screening.

Application No: EPF/1726/22

Officer: Marie-Claire Tovey

Location: 52 Ollards Grove, Loughton, IG10 4DW

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application, on condition the Tree and Landscaping Officer was satisfied there was no impact to any trees on site.

Application No: EPF/1738/22

Officer: Alastair Prince

Location: 83 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front extension, two storey & single-storey extension. First-floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of proportion to the two neighbouring properties, changing the symmetry and resulting in a loss of character. The raising of the roof loses the gradual step of properties in this road.

The aspect in this part of the road was quite open and the proposed railings and wall was out of keeping with the street scene.

The application would create a negative impact on the outlook and amenity of the neighbours.

Application No: EPF/1751/22

Officer: Robin Hellier

Location: Newnham House, High Road, Loughton, IG10 4JH

Proposal: TPO/EPF/09/97 (Ref: T2)

T1: Ash - Fell & replace, 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.

Application No: EPF/1755/22

Officer: Sukhvinder Dhadwar

Location: 61 Traps Hill, Loughton, IG10 1TD

Proposal: - Alterations to the front-facing facade of the property, including the removal of the existing chimney stack, removal of the front protruding single-storey outrigger, repairs to the main roof, new altered window and entrance door openings with dormer windows, new entrance porch, and new stone detailing and painted render to the facade.

- Alterations to the rear-facing facade of the property, with new patio glazed doors to the rear garden.

- Slight raising of the existing single-storey side extension by approximately 300mm.

- New replacement roof-light to the existing ground floor single-storey side extension.

- Internal modifications

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis of design and subsequent loss of character. Any major alteration to this property would be detrimental to the street scene. No 61 is one of Loughton's quirkiest buildings and should not be sanitised. The proposed alterations would be detrimental to the character and architectural interest to this part of Traps Hill.

Members commented that no front elevations had been provided with the drawings. The 3D image in the Design and Access statement was different to what was on the plans and elevations.

Application No: EPF/1782/22

Officer: Marie-Claire Tovey

Location: 38B, Chigwell Lane, Oakwood Hill Industrial Estate, Loughton, IG10 3NY

Proposal: Application for Variation of Condition 2 for EPF/1164/20.

(Application for permanent function of site approved for temporary permission last year. "Proposed extension of opening time to 7am-9pm (Monday to Saturday) and single storey extension to create WC space to the cafe space." A3 - Restaurants, snack bars and cafes).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The opening hours should remain as currently permitted, under EPF/1164/20, in order to protect the excessive harm to the living conditions of nearby residents, particularly during the summer months when bedroom windows are normally open, that any extension would cause. The applicant's reference to a licensing consent is wholly irrelevant for planning purposes.

Members noted that no drawings had been provided in relation to the proposed extension.

The Committee condemned the removal of the public space to the front of the property by the owners whereby several structures and paraphernalia

had been installed without planning permission. The Planning Officer was urged to bring these matters to the attention of the Enforcement Officer for their removal.

264.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1580/22

Officer: Loredana Ciavucco

Location: 12 Station Road, Loughton, IG10 4NX

Proposal: Certificate of Lawful Development for proposed garden room.

Application No: EPF/1596/22

Officer: Loredana Ciavucco

Location: 26 Hillyfields, Loughton, IG10 2JS

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

Application No: EPF/1607/22

Officer: Alastair Prince

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Certificate of Lawful Development for proposed single storey side extension.

Application No: EPF/1709/22

Officer: Mohinder Bagry

Location: 84 Pyrles Lane, Loughton, IG10 2NW

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Application No: EPF/1745/22

Officer: Mohinder Bagry

Location: 38 The Uplands, Loughton, IG10 1NH

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and roof light windows to the front.

Application No: EPF/1758/22

Officer: Alastair Prince

Location: 35 Whitehills Road, Loughton, IG10 1TS

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

Application No: EPF/1826/22

Officer: Alastair Prince

Location: 7 Homecroft Gardens, Loughton, IG10 3RB

Proposal: Application for a Lawful Development Certificate for a proposed construction of a single storey rear extension.

264.3 Others – provided for information only: EPF/1519/22, EPF/1639/22, EPF/1781/22 and EPF/1801/22

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

PL265 Decisions

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

PL266 Licensing Applications

No licensing applications had come to the attention of officers.

PL267 Enforcement and Compliance

267.1 No reports had been received.

Signed:

Date: 12 September 2022