

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24 October 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: Debra Paris (Planning Committee Clerk)

1 Member of the Public.

PL286 Apologies for Absence

The Planning Committee Clerk reported there were no apologies for absence for this meeting.

PL287 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/2000/22 – 66 Alderton Hill; EPF/2205/22 – 179-181 High Road; EPF/2216/22 – New Oak Lodge, Englands Lane; EPF/2268/22 – 53 Algers Road; EPF/2269/22 – 53 Algers Road; EPF/2270/22 – 76 Smarts Lane; and EPF/2278/22 – 8 Alderton Hall Lane, owing to comments received from the LRA Plans Group.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/2000/22, 66 Alderton Hall, as he knows the applicant.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2205/22, 179-181 High Road, as he owns a neighbouring property.

PL288 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 10 October 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2254/22 – 35 Algers Road, as a member of the public present had an interest in this application.

PL289 Planning Application

289.1 Application No: EPF/2254/22

Officer: Muhammad Rahman

Location: 35, Algers Road, Loughton, IG10 4NG

Proposal: Proposed side/rear extensions and roof remodelling with loft conversion.

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 proposed height of the roof was excessive, causing a visual impact on the

neighbours at nos 31 and 33 and resulting in a negative impact on the amenity of those neighbours.

Members also requested that an arboricultural impact statement be supplied as they were concerned the proposal would impact trees on the site, which should be retained in order to provide screening.

PL290 Matters for Report

290.1 Notices of Appeal

**290.1.1 EPF/0869/22 – 6 Ladyfields Close, Loughton, IG10 3RS.
Proposal: Part single part double storey side and front extension. (Appeal Ref: APP/J1535/W/22/3303563. Min no PL219.1)**

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 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.”

**290.1.2 EPF/0498/22 – 23 Connaught Avenue Loughton, IG10 4DS.
Proposal: First floor side extension / construction of rear dormer to create a larger master suite on the second floor. (Appeal ref no: APP/J1535/D/22/3306624– Min no PL185.1)**

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

290.2 Planning Applications

**290.2.1 EPF/2053/22 - 69 Church Hill, Loughton, IG10 1QP.
Proposal: 2no semi-detached houses and 1no detached house – Min no PL279.1**

The Planning Committee Clerk reported that further comments had been received from the Loughton Residents Association Planning Group (LRA PG), following its visit to this site.

The Committee was asked whether it would like to comment further on this proposal, following the extension of time for comments on this application by the local planning committee to 28 October 2022, due to resident notices not being issued in the first instance.

The Committee considered its initial submission to this application incorporated these subsequent comments of the LRA PG, and reiterated its support of the LRA PG's comments.

290.2.2 EPF/1808/22 – 46 High Beech Road, IG10 4BL. Proposal: Two storey rear and first floor side extension – Min no PL272.1

The Planning Committee Clerk reported that Epping Forest District Council (EFDC) had advised that this planning application, which appeared on the weekly list for 16 September 2022, included in the agenda of the Planning and Licensing Committee for 26 September 2022, had been “*entered in error by EFDC, and should be ignored*”.

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

PL291 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.19 part 2) Order 2022

The Committee NOTED the information received from Essex County Council.

PL292 Planning Applications

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

292.1 Application No: EPF/2000/22

Officer: Caroline Brown

Location: 66, Alderton Hill, Loughton, IG10 3JB

Proposal: Front and rear extensions & Loft conversion

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the amount of glazing to the first floor rear elevation was excessive and out of character with the area. The fenestration should be reduced which would also help prevent light pollution.

Application No: EPF/2143/22

Officer: Rhian Thorley

Location: 78 Forest Road, Loughton, IG10 1EQ

Proposal: Side return and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2149/22

Officer: Ian Ansell

Location: 30, Roding Gardens, Loughton, IG10 3NH

Proposal: Single storey rear and side extension.

The Committee OBJECTED to this application on the grounds that the existing garden was already cramped, and the proposal would result in no amenity space for the residents. It would also have a negative impact on the amenity of the neighbours.

Application No: EPF/2179/22

Officer: Rhian Thorley

Location: 8 The Heights, Loughton, IG10 1RN

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2205/22

Officer: Muhammad Rahman

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Retrospective installation of extraction system with roof-mounted fans.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the plant was enormous and unsightly, and had resulted in a negative impact on the street scene and neighbours' amenity.

Members considered the extraction system should be located on the middle of the roof, hidden from view, as it was previously. Cafe Rouge was able to operate without such large plant and the Committee could see no reason for plant this large. Concern was expressed that this was to facilitate the unauthorised extensions which have been added to the rear of the restaurant without planning permission, and which are the subject of Enforcement Notice ENF/00003/22. Members expressed support for the removal of the unauthorized rear structure.

The Committee requested planning officers investigate what is authorised on the site and check the drawings do not include alterations that do not have consent. Members urged the council to take enforcement action if there was any evidence the plant was disturbing neighbours, and issue a stop notice should that be the case.

Application No: EPF/2216/22

Officer: Ian Ansell

Location: New Oak Lodge, Englands Lane, Loughton, IG10 2NX

Proposal: Erection of a dwelling house and associated works to provide access, parking and landscaping. Refurbishment and repair of Grade II listed gates and piers

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application reiterating its previous comments in respect of planning application EPF/2969/15, which were:

"The Committee OBJECTED to this application which was considered inappropriate development of green belt land contrary to National Planning Policies and Policy SP5 of Epping Forest District Council's Draft Local Plan (1998) & Alterations (2006).

Furthermore, it was considered the proposal would impact on and irrevocably disturb the existing fauna and flora in this rural enclave, and also be detrimental to the properties bordering the site and the surrounding neighbourhood."

Members expressed disappointment that planning permission was granted for a dwelling on this site within the protected Green Belt. However, the previous consent was for a passable copy of an 1820's house, similar to what had been there before and maintaining the heritage value.

This proposal was for a larger dwelling, of poor design, bearing no resemblance to the historic past. The proposed design was too large, and the top floor would be visible, particularly in the winter and evenings when the large, glazed areas were illuminated.

This site has been regarded as, and grown as it were forest for many decades. Any development on this site should therefore not be visible from the highway at any time of year. The original dense tree cover should be maintained to screen the building and its light pollution from the highway and surrounding forested areas.

Further, 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/2221/22

Officer: Marie-Claire Tovey

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

Proposal: Application for a new Glasshouse, located against the existing East boundary wall in the rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/2231/22

Officer: Muhammad Rahman

Location: 11, Wallers Hoppet, Loughton, IG10 1SP

Proposal: Single storey rear extension to existing kitchen/dining room with side extension to provide new enclosed lobby access. Existing garage conversion into family garden room with minor rear external opening modification.

The Committee OBJECTED to this application. The proposal was an overdevelopment that was out of keeping with the Conservation Area, resulting in an intensification of use of the garden.

Application No: EPF/2232/22

Officer: Rhian Thorley

Location: 110 Swanshope, Loughton, IG10 2NB

Proposal: 2 storey side extension and single storey side porch.

Members commented that they were unable to see any changes to the previous plans and considered this proposal to be a low quality design.

The Committee OBJECTED to this application, reiterating its previous comments to planning application, EPF/1308/22, which were:

“The Committee OBJECTED to this application stating it was an overdevelopment that would create a loss of amenity space. As well, it would have a negative impact on the street scene. The extension went to the edge of the pavement; was too large and needed to be reduced and set away from the public footpath.”

Application No: EPF/2255/22

Officer: Sukhvinder Dhadwar

Location: 25, Traps Hill, Loughton, IG10 1SZ

Proposal: Proposed additional floor extension to existing building to add consulting rooms and associated ancillary facilities

The Committee OBJECTED to this application on the grounds that it was an overdevelopment by reason of its bulk and height. The proposal resembled a block of flats which would result in a negative impact on the street scene and neighbours; and would set an unwelcome precedent.

Application No: EPF/2260/22

Officer: Muhammad Rahman

Location: 8, Stanmore Way, Loughton, IG10 2SA

Proposal: Application for Variation of Condition 2 for EPF/0483/22. (The replacement of an existing house).

The Committee had NO OBJECTION to this application.

Application No: EPF/2268/22

Officer: Rhian Thorley

Location: 53, Algiers Road, Loughton, IG10 4NF

Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions. Addressing reasons for refusal of application EPF/1463/22
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the comments of the LRA Plans Group, which were:

“The existing rear extension reads as a matching pair with that at No 51. We note that, because the garden of number 53 runs alongside Lower Park Road, the rears of 51 and 53 are visible to passers-by on Lower Park Road. The replacement rear double storey extension by reason of its detailed design, form and materials is detrimental to the visual amenity of this part of Algiers Road. The rear additions will be overbearing and result in an increase in the sense of enclosure to the neighbour at No 51.”

Application No: EPF/2269/22

Officer: Rhian Thorley

Location: 53, Algiers Road, Loughton, IG10 4NF

Proposal: Demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the comments of the LRA Plans Group, which were:

“We note that, because the garden of number 53 runs alongside Lower Park Road, the rears of 51 and 53 are visible to passers-by on Lower Park Road. The existing rear extension reads as a matching pair with that at No 51. The sheer finish to the roof of the first floor extension will appear incongruous.

The issue can be resolved if it is hipped to reflect No 51.”

Application No: EPF/2270/22

Officer: Rhian Thorley

Location: 76, Smarts Lane, Loughton, IG10 4BS

Proposal: Single storey rear lean-to extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that the proposal would result in two rooms having insufficient natural daylight; the dining room would be very poorly lit, contrary to the BRE Guidelines (Site layout planning for daylight and sunlight: a guide to good practice - BR 209 2022 edition) and the kitchen would receive no natural light at all.

Application No: EPF/2275/22

Officer: Robin Hellier

Location: Homecherry House, 86 High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/09/82

T1: Sycamore (Ref: T6)- Crown reduce by 2-3m, as specified.

T2: Sycamore (Ref: T7)- Crown reduce by 1-2m, as specified.

T3: & T15 (Ref: T10 & T33): Ash - Crown reduce by 2-3m, as specified.

T4: Maple (Ref: T9) (multi-stem) - Crown reduce

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/2278/22

Officer: Kie Farrell

Location: 8, Alderton Hall Lane, Loughton, IG10 3HJ

Proposal: Construction of new boundary fencing

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it completely changes the street scene and character of the road.

Whilst this proposal was an improvement on the previous refusal, this property (on the corner of Alderton Rise) and the houses across Alderton Rise on Alderton Hall Lane up to the junction with Alderton Hill all have open frontages (or did until this fence was erected).

They form an attractive open area with Alderton Rise, where the front gardens are also all open. The boundary fencing, by reason of its height and prominence was out of character and detrimental to the openness of the area. Whilst acknowledging the property adjacent on Greenfields has boundary treatment to edge of pavement, this was part of that street, and the fencing on 8 Alderton Hall Lane amounted to a creeping erosion which was not justified in townscape terms.

It was also noted that the drawing was inaccurate on Street Elevation BB. The ground slopes down towards the road, hence the existing metal fencing panels are stepped. The height of the proposed brick wall should be increased to match the height of the existing metal fencing. The capping

should also be above the top of the metal post.

Application No: EPF/2307/22

Officer: Alastair Prince

Location: 5, Steeds Way, Loughton, IG10 1HX

Proposal: Application for Variation of condition 2 for EPF/2642/21. (Proposed rear upper and ground floor extension with internal alteration works).

The Committee OBJECTED to this application stating it was ungainly and too large. Members preferred the design of the approved consent, which had more character and less bulk.

Application No: EPF/2356/22

Officer: Robin Hellier

Location: Pine Trees, Nursery Road, Loughton, IG10 4EF

Proposal: TPO/CHI/01/72 (Ref: A1) T1 & T2: 2 x Pine - Fell and replace, as specified.

The Committee strongly objected to this application, believing these historical trees to be such a valuable asset, every effort should be made with careful drainage systems implemented for their retention.

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.

292.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2272/22

Officer: Rhian Thorley

Location: 76, Smarts Lane, Loughton, IG10 4BS

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

Application No: EPF/2293/22

Officer: Loredana Ciavucco

Location: 68, Brooklyn Avenue, Loughton, IG10 1BN

Proposal: Certificate of Lawful Development for proposed enlargement of window to existing dormer.

Application No: EPF/2308/22

Officer: Mohinder Bagry

Location: 1, Champions, Loughton, IG10 2SG

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

292.3 Others – provided for information only: EPF/2302/22

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

PL293 Decisions

293.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received for September 2022.

PL294 Licensing Applications

No licensing applications had come to the attention of officers.

PL295 Enforcement and Compliance

295.1 No reports had been received.

Signed:

Date: 7 November 2022