

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 September 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: W Kauffman (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

Jonathon Glynn (Finance Officer)

PL268 Apologies for Absence

Apologies for absence were received from Cllr Davies, Cllr Kauffman would therefore Chair this meeting.

PL269 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications:

EPF/1661/22 – 7A Forest Road; EPF/1707/22 – 17-19 Englands Lane; EPF/1942/22 – Footpath outside Cafe Bengal; EPF/1943/22 – Footpath outside Subway; EPF/1952/22 – Footpath outside Subway; EPF/1944/22 – Footpath outside Two Kitchens; EPF/1953/22 – Footpath outside Two Kitchens; EPF/1945/22 - Footpath Outside Zee & Co; EPF/1948/22 – Footpath outside Zee & Co; EPF/1946/22 – Footpath outside Gails; EPF/1950/22 – Footpath outside Gails; EPF/1947/22 – Footpath outside T Cribbs & Sons; EPF/1951/22 – Footpath outside T Cribbs & Sons; EPF/1949/22 – 41 The Broadway; and EPF/1991/22 – 275-277 High Road,

owing to comments received from the LRA Plans Group.

PL270 Confirmation of Minutes

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

PL271 Matters for Report

271.1 Cancelled Planning and Licensing Committee meeting: 12 September 2022 – Ratification of Committee Comments

Following the death of HM Queen Elizabeth II, and the cancellation of the above meeting, the Committee RATIFIED the comments for applications on that agenda, listed below, which were submitted to the Local Planning Authority, Epping Forest District Council, under powers of delegated authority.

Application No: EPF/1188/22

Officer: Rhian Thorley

Location: 66 Newmans Lane, Loughton, IG10 1TH

Proposal: Proposed one storey rear, side extension & a new porch.

The Committee OBJECTED to this application on the grounds that the proposed new porch is too large and out of keeping with neighbouring properties. It was out of keeping with the street scene.

The side extension is too high in comparison to the existing and building onto the boundary, which will have a negative impact on neighbours.

Application No: EPF/1445/22

Officer: Sukhvinder Dhadwar

Location: 55 Algers Road, Loughton, IG10 4ND

Proposal: 2 x two storey studio houses on unused side garden area adjacent to existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it is an inappropriate overdevelopment of the site and garden grabbing.

This development will result in a negative impact on the street scene, visual amenity, and outlook of the neighbouring properties, and will cause a loss of symmetry with the existing property and adjoining semi-detached house next door.

The application proposes two additional dwellings which will mean more car pollution and 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 extra 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/1478/22

Officer: Ian Ansell

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Proposed replacement dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that by nature of its excessive height and bulk the proposed dwelling will sit uncomfortably on the plot, be out of character with this part of Station Road, dominating and being overbearing to the neighbouring properties. It should be set well back from both side boundaries.

Application No: EPF/1565/22

Officer: Loredana Ciavucco

Location: 79 Whitehills Road, Loughton, IG10 1TU

Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase.

The Committee had NO OBJECTION to this application.

Application No: EPF/1721/22

Officer: Loredana Ciavucco

Location: 4 Chigwell Lane, Loughton, IG10 3RW

Proposal: Side to front single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1728/22

Officer: Marie-Claire Tovey

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Part demolition of existing building. Two storey front, side and rear extensions. Conversion of part of garage to habitable space. Alterations to roof including raising height and adding loft rooms. Rear roof terrace. Twelve roof windows. Photovoltaic roof panels. Alterations to fenestrations. Part removal of chimney.

The Committee OBJECTED to this application on the grounds that the raising of the roof 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.

The proposed further bedroom in this application would further 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.

Application No: EPF/1816/22

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Replacement of existing roof to the stables/barn with a new tiled solar panelled roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1822/22

Officer: Sukhvinder Dhadwar

Location: 13-15a Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed demolition of existing buildings at nos. 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons' apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, car and cycle parking and all associated ancillary works & structures.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the bulk, height, and amount of garden grabbing that this development proposes is unacceptable and will impact harmfully on the character and appearance of the street scene.

Alderton Hill is characterised by large two or three-storey single-occupation houses with large gardens. The Committee consider that this development would constitute an incongruous form that will be detrimental to the character of the area with stark monolithic three or four storeys facing Alderton Hill and up to six storeys at the rear.

A significant increase in vehicular movement will lead to increased 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/1843/22

Officer: Mohinder Bagry

Location: 53 The Uplands, Loughton, IG10 1NQ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1847/22

Officer: Marie-Claire Tovey

Location: 10 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval for an additional storey at roof level comprising a 1 x self contained flat (Class C3) with external staircase and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the development will be out of keeping with the street scene and surrounding properties in this block. The roof extension will be extremely harmful to the terrace of buildings and break up a uniform roof line.

The spiral staircase will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

Application No: EPF/1848/22

Officer: Marie-Claire Tovey

Location: 6 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval for an additional storey at roof level comprising a 1 x self contained flat (Class C3) with external staircase and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the development will be out of keeping with the street scene and surrounding properties in this block. The roof extension will be extremely harmful to the terrace of buildings and break up a uniform roof line.

The spiral staircase will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

Application No: EPF/1851/22

Officer: Loredana Ciavucco

Location: 155 Forest Road, Loughton, IG10 1EF

Proposal: Demolition of existing rear extension. New side infill extension and part 2 storey part 1 storey rear extension. New dormer extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the existing closet wing reads as a matching pair with 153 Forest Road; its loss would be detrimental to the character of the area. The proposed ground floor extension and first floor extension is also out of character with No 153 and this part of Forest Road. The roofs could be used as terraces and lead to overlooking to the adjacent properties.

Application No: EPF/1854/22

Officer: Ian Ansell

Location: Debden Park High School, Willingale Road, Loughton, IG10 2BQ

Proposal: Variation of condition 2 'Plan nos' on EPF/0329/22 (Proposed re-location of the boilers from the plant room to the identified location inside the outbuilding. The existing outbuilding will be utilized to accommodate 3 boiler units due to a lack of space in the plant room to provide adequate repairs to the boilers).

The Committee had NO OBJECTION to this application.

Application No: EPF/1865/22

Officer: Muhammad Rahman

Location: 46 Spring Grove, Loughton, IG10 4QD

Proposal: Application for Variation of Conditions 2, 4 & 5 for EPF/2762/21. (Design amendments of a further 0.95m deep single-storey rear extension to the consented 3.65m rear extension, altering the consented pitch roof dormer window opened at the floor level to a flat roof dormer window openable at 0.8m above the floor level, adding two roof lights and three skylights onto the top of the mono pitched roof and erection of privacy screen at both ends of the patio area to be made to the already consented extension at 46 Spring Grove, Loughton, IG10 4QD).

The Committee OBJECTED to this application on the grounds that the oversize box dormer and loft window will affect the amenity of the neighbour by overlooking.

The proposed patio will create a 'wall of glass' and result in an unacceptable amount of light pollution.

Application No: EPF/1881/22

Officer: Muhammad Rahman

Location: 26 Newnham Close, Loughton, IG10 4JG

Proposal: Proposed ground floor rear extension, first floor side extension and loft conversion with dormer and Juliet balcony to rear. (Renewal of Reference No: EPF/1175/18)

The Committee had NO OBJECTION to this application.

Application No: EPF/1891/22

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolish existing side extension. New single storey side extension for enlarged garage and new flat roof front canopy with a flat roof.

The Committee OBJECTED to this application on the grounds that the extension will be building onto the boundary, being too close to neighbours

and resulting in terracing. This proposal is moving at least 1m forward of the existing building.

Application No: EPF/1928/22

Officer: Robin Hellier

Location: 6 Cleves Close, Loughton, IG10 3NN

Proposal: TPO/EPF/02/93 (Ref: T20)

T1 & T2: 2 x Oak - Crown reduce by up to 2.5m, as specified.

Light Access

General Maintenance

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.

271.2 Notices of Appeal

271.2.1 EPF/0240/22 – 56 Tycehurst Hill Loughton Essex IG10 1DA.

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Subdivision of site into two plots. Erection of replacement bungalow on the western plot. Erection of three-storey family dwelling on the eastern plot. (Appeal ref no: APP/J1535/W/22/3300039 – Min no PL167.1)

The Committee OBJECTED to this application, re-iterating its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed dwelling was too large for the plot size, and would be an overdevelopment of the site.

The loss of this bungalow would reduce housing choice, particularly for people with disabilities, which was contrary to the council's policy H1 on mixed and balanced communities.

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

The loss of so many trees would be to the detriment of the character of the area. The garden to the large dwelling was inadequate for such a large family house.

The parking, car manoeuvring and access would not work. The access points to the two homes, on a corner plot, would be dangerous and should be resisted. It was also noted that the

drawings for the bungalow did not tally with the one on the plot plan.

Cllr Kauffman declared a non-pecuniary interest in the following item: Aura, 179-181 High Road, being the owner a neighbouring property.

271.2.2 Aura, 179 – 181 High Road, Loughton, IG10 4LF. Description: Without planning permission the erection of a metal framed structure. (Appeal ref no: APP/J1535/C/223300111/112)

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application on the grounds that the structure was installed without appropriate planning approval. To allow the structure to remain would set an unwelcome precedent.

Members believed the structure was sited too close to neighbouring houses in Station Road and its use resulted in a negative impact on the amenity and privacy of the residents of those properties.

The Committee supported the local planning authority's Enforcement Department's decision, namely:

"The unauthorised development of a large metal frame structure, attached to the rear elevation of the premises, with a part - retractable glazed roof and with substantial floor to "roof" height openings on all elevations is incongruous in this location and has an adverse impact on the character and appearance of the street scene and adjacent residential properties in Station Road, contrary to Policies DBE1, DBE2, DBE3 and DBE9 of the Adopted Local Plan and Alterations and policy DM 9 of the Local Plan (Submitted Version).

The owner of the site has not provided sufficient information to satisfy the Council, as competent authority, that the unauthorised development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the unauthorised development should be permitted. In the absence of such evidence, and of a completed Section 106 planning obligation to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution, the proposed development is contrary to policies CP1 and CP6 of the Epping Forest Local Plan (1998) and Alterations (2006), policies OM 2 and OM 22 of the Epping Forest District Local Plan Submission Version 2017, the NPPF, and the requirements of the Habitats Regulations 2017.

The Council do not consider that planning permission should be given because planning conditions could not overcome these objections to the development, and it is expedient to take enforcement action to remedy the breach of planning control."

271.3 Amended Plans

271.3.1 EPF/1050/22 - 4 Little Goldings, The Barn Clays Lane Loughton Essex IG10 2RZ The proposed erection of an outbuilding with garaging on the ground floor and residential annexe on the first floor (Amended scheme of application EPF/2183/21). *AMENDED PLANS & DESCRIPTION* – Min PL253.1

The Committee RATIFIED the comments below, submitted under powers of delegated authority, in order to meet the required deadline, in respect of this re-consultation:

The Committee OBJECTED to this amended application on the grounds that the planned building is to be squashed, unnecessarily onto a green boundary, which will require it to be removed. This will result in an urbanisation of this part of the verdant and forested setting of Clays Lane, that is renown throughout Essex. This will be out of keeping and have a negative impact on the street scene.

271.3.2 EPF/1416/22 - 57 Valley Hill, Loughton, IG10 3AL. Proposal: First floor rear extension. Single storey rear extension. Alterations to entrance porch. * AMENDED PLANS* Min PL253.1

The Committee RATIFIED the comments below, submitted under powers of delegated authority, in order to meet the required deadline, in respect of this re-consultation.

“The Committee OBJECTED to this application stating it was an overdevelopment. There had already been too much development on the site as a whole with far too many garden buildings resulting in a lack of garden space.

Members believed the applicant would need to remove the garden buildings in order to allow the proposed rear extension; and considered the porch alterations were acceptable as they retained the existing symmetry.”

PL272 Planning Applications

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

272.1 Application No: EPF/1661/22

Officer: Ian Ansell

Location: 7A, Forest Road, Loughton, IG10 1DR

Proposal: Proposed two storeys of office accommodation over existing retail

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing would be out of keeping on this part of Forest Road to the visual detriment of Forest Road and this part of Loughton. In townscape terms the building forms part of a bigger unit with the adjacent shop; it would look incongruous to extend only half of the site.

Had the principle of the extension been acceptable, members considered a condition would be required to prevent the office from being converted to residential at a later time.

Application No: EPF/1707/22

Officer: Caroline Brown

Location: 17-19, England's Lane, Loughton, IG10 2QX

Proposal: Double storey rear extension and loft conversion with rear dormer and raising the roof ridge.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, out of character and would result in a negative impact on the neighbours and street scene.

The rear extensions by reason of their excessive bulk and depth were detrimental to the visual amenity of this part of England's Lane. The roof extensions to the front and rear were out of character with the area where all the roofs are hipped.

Application No: EPF/1808/22

Officer: Ian Ansell

Location: 46, High Beech Road, Loughton, IG10 4BL

Proposal: Two storey rear and first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1870/22

Officer: Rhian Thorley

Location: 20, Goldings Rise, Loughton, IG10 2QP

Proposal: Rear wraparound extension 3.00m from existing garage, Certificate of lawful development for proposed garage conversion, and 2m rear single storey extension has been granted as noted on drawings. REF: EPF/1255/22

The Committee had NO OBJECTION to this application.

Application No: EPF/1930/22

Officer: Kie Farrell

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: Proposed relocation of existing single storey modular building within current school site, from the west of the main building to the north of the building. Four parking spaces lost to the new modular build are to be relocated to the north behind the modular that is proposed to move.

The Committee had NO OBJECTION to this application.

Application No: EPF/1942/22

Officer: Muhammad Rahman

Location: Footpath outside Café Bengal, 41 The Broadway, Loughton, IG10

Proposal: Removal of existing BT phone box & installation of a proposed replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1943/22

Officer: Muhammad Rahman

Location: Footpath outside Subway, 258 High Road, Loughton, IG10 1RB

Proposal: Removal of existing BT phone box & installation of a proposed replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1944/22

Officer: Muhammad Rahman

Location: Footpath opposite Two Kitchens, 167 High Road, Loughton, IG10 4LF

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1945/22

Officer: Muhammad Rahman

Location: Footpath outside Zee & Co. 221-225 High Road, Loughton, IG10 1BB

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1946/22

Officer: Muhammad Rahman

Location: Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, although members commented that there was no existing BT phone box in this location.

The Committee requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1947/22

Officer: Muhammad Rahman

Location: Footpath outside T Cribb & Sons, 73 The Broadway, Loughton, IG10 3SP

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, although members commented that there was no existing BT phone box in this location.

The Committee requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1948/22

Officer: Muhammad Rahman

Location: Footpath outside Zee & Co., 221-225 High Road, Loughton, IG10 1BB

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1949/22

Officer: Muhammad Rahman

Location: 41 The Broadway, Loughton, IG10 3SP

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1950/22

Officer: Muhammad Rahman

Location: Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1951/22

Officer: Muhammad Rahman

Location: Footpath outside T Cribb & Sons, 73 The Broadway, Loughton, IG10 3SP

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1952/22

Officer: Muhammad Rahman

Location: Footpath outside Subway, 258 High Road, Loughton, IG10 1RB

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1953/22

Officer: Muhammad Rahman

Location: Footpath outside Two Kitchens, 167 High Road, Loughton, IG10 4LF

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1991/22

Officer: Muhammad Rahman

Location: 275-277, High Road, Loughton, IG10 1AH

Proposal: Advert consent for new fascia above doors/windows with new boxed signage. The existing doors and columns remain as per existing and decorated. A new menu box included. Illuminated box signage 'DIM T' and 'taste of Asia' mounted on perforated aluminium panel. Provided with individual LED pane.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the new illuminated signage by reason of its size, bulk and degree of projection from the shopfront, particularly the lower box, would be detrimental to the visual amenity of this part of the High Street. The bottom box should have the same projection as the top box. The entrance was recessed negating the need for a rain shelter over the door, if that was what they were trying to do.

Members considered the proposed two rows of bird spikes on a wider ledge at such a low level to be unsightly and unnecessary. The Committee requested that the applicant scaled back the proposed signage.

Application No: EPF/2046/22

Officer: Marie-Claire Tovey

Location: 22, Connaught Avenue, Loughton, IG10 4DS

Proposal: Rear single storey extension on the ground floor and rear and side wrap around single storey extension to the lower ground floor.

The Committee OBJECTED to this application, considering the proposal an overdevelopment that would impact on the amenity of the neighbours at no 24.

Members also supported the objection of the Tree and Landscaping Officer for this application, and endorse any proposals for the retention and protection of all Loughton trees.

Application No: EPF/2070/22

Officer: Marie-Claire Tovey

Location: 19, High Road, Loughton, IG10 4JJ

Proposal: Single storey side extension to replace existing covered carport to existing 2-storey detached house. Addition of obscured glass window to existing side elevation at ground floor.

The Committee had NO OBJECTION to this application.

272.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2002/22

Officer: Alastair Prince

Location: 18, Southview Road, Loughton, IG10 3LG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/2005/22

Officer: Mohinder Bagry

Location: 6, Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/2010/22

Officer: Mohinder Bagry

Location: 49, River Way, Loughton, IG10 3LJ

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

272.3 Others – provided for information only: EPF/1978/22 and EPF/2108/22

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

PL273 Decisions

No decision notices have been received.

PL274 Licensing Applications

No licensing applications had come to the attention of officers.

PL275 Enforcement and Compliance

275.1 No reports had been received.

Signed:

Date: 10 October 2022