

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8 August 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

W Kauffman

G Wiskin

N MacKinnon (as substitute for Cllr Riley)

Officers: Debra Paris (Planning Committee Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL249 Apologies for Absence

Apologies for absence were received from Cllr Riley. Cllr MacKinnon had been nominated as his substitute for this meeting.

PL250 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application EPF/1453/22, as the applicant was a neighbour.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0747/22 – Sterling House Langston Road; EPF/1118/22 – 1 Cherston Road; EPF/1158/22 – 50 Church Lane; EPF/1238/22 – 31 Hillyfields; EPF/1308/22 – 110 Swanshope; EPF/1330/22 – Davenant Foundation School; EPF/1424/22 – 241 Chester Road; EPF/1463/22 – 53 Algiers Road; owing to comments received from the LRA Plans Group.

PL251 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 25 July 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL252 Matters for Report

The Planning Committee Clerk confirmed there were no Matters for Report.

PL253 Planning Applications

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

253.1 Application No: EPF/0747/22

Officer: Muhammad Rahman

Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: Planning application for the change the use of the 1,104sqm office floorspace approved under extant application ref. EPF/1238/15 and creation of a mezzanine floor to provide 2,433sqm of warehouse floorspace, together with another 203sqm mezzanine floor for the gym, a new set of windows within the Langston Road elevations and provision of 23 car parking and 18 cycle spaces at Sterling House, Langston Road, Loughton.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested, should the local planning authority be minded to

approve this application, a condition be made for the green boundary on the corner of Lenthall Road be maintained to create an environmentally friendly boundary as the site was in close proximity to the Roding Valley Nature Reserve and the Green Belt.

Application No: EPF/0947/22

Officer: Caroline Brown

Location: 62 Englands Lane, Loughton, IG10 2QQ

Proposal: Extend the existing addition to the left side of the front elevation. Extending the gable roof to the boundary setting it back from the existing ground floor infill by 250mm. Rear first floor extension joining the extended extension to the front elevation.

The Committee being divided on this proposal held a vote: three members had an objection; four members had no objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1050/22

Officer: Muhammad Rahman

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: The proposed erection of a two and a half bay oak framed outbuilding with garaging on the ground floor and residential annex on the first floor (Amended scheme of application EPF/2183/21).

The Committee had NO OBJECTION to this application.

Application No: EPF/1053/22

Officer: Mohinder Bagry

Location: 84 Avondale Drive, Loughton, IG10 3DQ

Proposal: Single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1118/22

Officer: Muhammad Rahman

Location: 1 Cherston Road, Loughton, IG10 3PJ

Proposal: Proposed erection of 1-bedroom dwelling house as an extension to existing house, including off-street parking provision.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment and garden grabbing. The site was too small to accommodate the proposal and would create a negative impact on the neighbour's amenity. The application would result in the host dwelling having no garden space left.

The proposed further dwelling on this site 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.

The Committee also expressed support for the following comments of the Loughton Residents Association Plans Group which were:

“We are very concerned that the Council has been giving planning approvals for housing developments near to the Epping Forest Special Area of Conservation (EFDSAC); in doing so it is requiring sums to be paid under s106 agreements with reference to the Council’s Interim Air Pollution Mitigation Strategy (IAPMS).

Not only is it impossible for the Council to know whether or not the sums required under the s106 agreements will turn out to be adequate, the mitigation measures are not being implemented in advance of the new dwellings being built and the subsequent harm to the SAC from the additional traffic. This approach is in clear breach of UK law, as set out in Holohan and other related judgements.”

Application No: EPF/1145/22

Officer: Rhian Thorley

Location: 332 Willingale Road, Loughton, IG10 2BW

Proposal: Proposed loft conversion with rear dormer and including raising of ridge.

The Committee had NO OBJECTION to this application.

Cllr Kauffman declared a non-pecuniary interest in the following application EPF/1158/22, as his parents reside in Church Lane.

Application No: EPF/1158/22

Officer: Muhammad Rahman

Location: 50 Church Lane, Loughton, IG10 1PD

Proposal: New double detached garage in front garden partially sunk into lawn.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that building beyond the building line of the main dwelling was unacceptable, particularly as the site was in such a prominent location. The garage would impact on the setting of the dwelling and erode the front garden.

Members commented on the quality of the drawings that provided no detail regarding the design, and no existing front elevation, and considered that the council’s validation team should be alert to this.

Application No: EPF/1166/22

Officer: Loredana Ciavucco

Location: 2 Cedar Drive, Loughton, IG10 2PA

Proposal: Erection of a side extension.

The Committee OBJECTED to this application considering it was garden grabbing. It was an overdevelopment of the site that would have a negative impact on the street scene and cause a loss of symmetry.

The proposed two further bedrooms 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/1238/22

Officer: Muhammad Rahman

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed first floor rear & side extensions, loft conversion & internal alterations.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was overbearing, being yet another addition to an already extended property, which would result in a significant impact on the outlook and amenity of the neighbour's property and garden at no. 29.

The first floor rear extension would not compliment, improve or enhance the appearance of the host building and included poor fenestration. The roof design was out of character with the main roof design and appearance.

Therefore, by reason of its bulk, materials and detailed design it would be detrimental to the visual amenity of the building and this part of Hillyfields.

Cllr Kauffman declared a non-pecuniary interest in the following item, EPF/1308/22, as the applicant was known to him. He therefore would not comment on this proposal.

Application No: EPF/1308/22

Officer: Rhian Thorley

Location: 110 Swanshope, Loughton, IG10 2NB

Proposal: 2 storey side extension and single storey side porch

The Committee NOTED the contents of a letter of objection.

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 pavement; was too large and needed to be reduced and set away from the public footpath.

Furthermore, the plans were incorrect. The heavy line representing no.109 was drawn around the front drive giving the impression that no.109 was butting against the pavement, thus giving the false precedent that No 110 could do the same.

Application No: EPF/1322/22

Officer: Loredana Ciavucco

Location: 54 Spring Grove, Loughton, IG10 4QE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

However, as part of the local planning authority's sustainability guidance, members requested that the applicant consider the use of tinted glass in the rear extension, in order to mitigate light pollution and its subsequent detrimental effects on the natural habitat.

Application No: EPF/1330/22

Officer: Ian Ansell

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Retrospective application for air conditioning unit to building granted under EPF/1465/20.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

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

“We object to this application. We noted the applicant claimed the proposed building was going to be a ‘high quality standalone teaching building’. We disagreed at the time and were disappointed this was granted consent. Now, because of the inadequacies of the design the school has installed an air conditioning unit without consent. No justification has been provided for it and, if the original design had been a better quality, there would be no need for it.

We understand the plant is causing problems for neighbours. This is an ugly bolt-on addition to the building and is not sustainable. If a case can be made for needing the plant, it should be placed on a dedicated enclosure roof enclosure that is properly noise attenuated; at worst on an elevation that faces away from local residents’ homes.”

Application No: EPF/1348/22

Officer: Frederique Caillat

Location: Priors, 7 Rowans Way, Loughton, IG10 1TZ

Proposal: Grade II listed building consent to remove doorways (granted in 2002) and reinstate walls.

The Committee had NO OBJECTION to this application.

Application No: EPF/1370/22

Officer: Robin Hellier

Location: 36 Hazelwood, Loughton, IG10 4ET

Proposal: T1: Monterey Cypress - 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/1392/22

Officer: Caroline Brown

Location: 7 Rochford Avenue, Loughton, IG10 2BS

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1416/22

Officer: Mohinder Bagry

Location: 57 Valley Hill, Loughton, IG10 3AL

Proposal: First floor rear extension. Single storey rear extension. Alterations to entrance porch.

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.

Application No: EPF/1424/22

Officer: Rhian Thorley

Location: 241 Chester Road, Loughton, IG10 2LL

Proposal: Ground floor rear and side extensions and porch.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was building on the boundary. Nos. 239 and 241 already stand out in front of the building line. There were a few modest porches on houses on this side of the road and opposite, however, there was nothing comparable to this proposal. This was additionally obtrusive because it was on the corner of the road. Therefore, it would have a negative impact on the street scene.

Members believed the proposal should be kept off the boundary by at least one metre one metre and that the green boundary needed to be maintained.

Application No: EPF/1453/22

Officer: Robin Hellier

Location: 3 Highview Close, Loughton, IG10 4EG

Proposal: TPO/EPF/07/79 (Ref: T40)

T1: Pine - Selective reduction of NW lateral limb, as specified.

Crown reduce by up to 1m, as specified.

Tidy stubs.

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/1463/22

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 on the grounds that it was an overdevelopment resulting in a negative impact on the street scene. The proposal was an incongruous lopsided shape, causing a loss of symmetry, which was out of keeping.

The existing rear extension reads as a matching pair with that at No 51. The replacement rear double storey extension by reason of its detailed

design, form and materials was detrimental to the visual amenity of this part of Algers Road. The rear additions and pergola would be overbearing and increase the sense of enclosure to the neighbour at No 51. This would also negatively affect their visual amenity and outlook.

Members drew the attention of the Planning Officer to the Tree Officer's report, objecting to the spa area and vehicle cross-over.

253.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1286/22

Officer: Mohinder Bagry

Location: 8 Albion Park, Loughton, IG10 4RB

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

Application No: EPF/1303/22

Officer: Mohinder Bagry

Location: 50 Barrington Green, Loughton, IG10 2BA

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

Application No: EPF/1337/22

Officer: Alastair Prince

Location: 238 Willingale Road, Loughton, IG10 2BX

Proposal: Certificate of Lawful Development for proposed single storey rear extension and loft conversion with rear dormer and front roof lights.

Application No: EPF/1354/22

Officer: Rhian Thorley

Location: 63 Greensted Road, Loughton, IG10 3DJ

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

Application No: EPF/1428/22

Officer: Loredana Ciavucco

Location: 155 Forest Road, Loughton, IG10 1EF

Proposal: Certificate of Lawful Development for two proposed outbuilding.

Application No: EPF/1439/22

Officer: Muhammad Rahman

Location: 56 River Way, Loughton, IG10 3LH

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion.

Application No: EPF/1475/22

Officer: Mohinder Bagry

Location: 15 Smarts Lane, Loughton, IG10 4BU

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

Application No: EPF/1479/22

Officer: Loredana Ciavucco

Location: 17 Smarts Lane, Loughton, IG10 4BU

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

Application No: EPF/1480/22

Officer: Loredana Ciavucco

Location: 53 Nevill Way, Loughton, IG10 3BG

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

Application No: EPF/1496/22

Officer: Loredana Ciavucco

Location: 205 The Broadway, Loughton, IG10 3TE

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

Application No: EPF/1517/22

Officer: Loredana Ciavucco

Location: 43 Millsmead Way, Loughton, IG10 1LR

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with front roof light.

253.3 Others – provided for information only:

There were no applications listed under 'Others'.

PL254 Decisions

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

PL255 Licensing Applications

No licensing applications had come to the attention of officers.

PL256 Enforcement and Compliance

256.1 No reports had been received.

Signed:

Date: 30 August 2022