

**LOUGHTON TOWN COUNCIL**  
**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 7 November 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)  
Jonathon Glynn (Finance Officer)

**PL296 Apologies for Absence**

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

**PL297 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications EPF/0823/22 – Debden Station; EPF/2182/22 – 36 Colebrook Lane; EPF/2282/22 – 77 York Hill; EPF/2333/22 – 31 Carroll Hill, owing to comments received from the LRA Plans Group.

**PL298 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 24 October 2022 were CONFIRMED as a correct record and signed by the Chairman.

**PL299 Matters for Report**

**299.1 Planning Re-consultation**

**299.1.1 EPF/1946/22 – Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA. Proposed BT street hub & associated display of advertisement to both sides of the unit. \*AMENDED DESCRIPTION & PLANS\* – Min no PL272.1**

The Committee OBJECTED to this application stating that the proposed site was outside the old Browns building, which is a local heritage site. The proposal would be out of keeping and have a negative impact on the street scene. It would be a visual obstruction and a light obstruction creating light pollution.

Members agreed with the comments in the Essex Highways officer's report, dated 28 September 2022.

**299.2 Withdrawn Planning Application**

**299.2.1 EPF/2205/22 – 179-181 High Road, Loughton, IG10 4LF. Proposal: Retrospective installation of extraction system with roof-mounted fans. – Min No PL292.1**

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

**PL300 Emerging Epping Forest District Local Plan: Consultation on further Main Modifications 28 October 2022 to 09 December 2022**

As comments were not required until 9 December, the Committee AGREED to defer this matter to a later meeting in order to consider its submission.

**PL301 Planning Applications**

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

**301.1 Application No: EPF/0823/22**

**Officer:** Ian Ansell

**Location:** Debden Station, Chigwell Lane, Loughton, IG10 3TG

**Proposal:** Temporary single storey Portakabins and Portastors.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would create a negative impact on the street scene.

Members AGREED however to waive their objection if suitable landscaping was provided. This was a very prominent position and boundary planting of native species would add colour and enhance the street scene.

The Committee supported the comments of the Loughton Residents Association Plans Group, in its letter of 6 November 2022, regarding this proposal.

**Application No: EPF/2182/22**

**Officer:** Loredana Ciavucco

**Location:** 36 Colebrook Lane, Loughton, IG10 2HJ

**Proposal:** Wrap around single storey extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed roller shutter gave an industrial appearance to this domestic dwelling, negatively impacting the street scene.

The rear extension was too large and went back too far, which would impact the neighbour. It should be reduced in length.

**Application No: EPF/2234/22**

**Officer:** Muhammad Rahman

**Location:** 186 Forest Road, Loughton, IG10 1EG

**Proposal:** Change of use and conversion of existing storage building / workshop (Use class B8) to single residential use (Use Class C3).

Members commented that the proposal description was incorrect.

The Committee OBJECTED to this application stating it provided no amenity space for the residents of the proposed dwelling. As stated in its previous objection to EPF/1573/21, the entrance to this site was a very narrow pathway which runs alongside nos 186a and 186b - whose doorway opens directly onto the pathway. It would therefore have serious highway safety implications for those residents.

Members drew the attention of the Planning Officer to the comments of the Planning Inspector in his latest Mains Modifications comments (October 2022) in respect of the Local Plan Submission, regarding the vehicular access to the site.

The Committee also expressed concern at the loss of employment this proposal would create.

This proposed property 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.

**Application No:** EPF/2282/22

**Officer:** Alastair Prince

**Location:** 77 York Hill, Loughton, IG10 1HZ

**Proposal:** Double Storey Side extension, with a partial single and double storey rear extension of a semi detached property.

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 rear was excessive which would be detrimental to this part of the York Hill Conservation Area and would also lead to light pollution. Members requested that the fenestration be more in keeping with the style of the dwelling.

The Committee also drew the attention of the Planning Officer to the holding objection of the Tree & Landscaping Officer regarding the TPO trees on this site.

**Application No:** EPF/2292/22

**Officer:** Loredana Ciavucco

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

**Proposal:** Proposed single storey rear extension with flat roof.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2333/22

**Officer:** Caroline Brown

**Location:** 31 Carroll Hill, Loughton, IG10 1NL

**Proposal:** Addition of 4 new rooflights to provide light and ventilation to 1 Spare Room, 1 Media Room and new stair serving new Loft Floor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for the four new roof lights stating they were not in proportion and would be out of keeping with the street scene.

Members considered the drawings provided were unclear. No existing elevations had been provided therefore it was not possible to compare or consider the proposal fully regarding the rest of the application. The drawings did not match those conditioned in the original approval notice.

**Application No:** EPF/2335/22

**Officer:** Marie-Claire Tovey

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

**Proposal:** Single storey rear extension to provide conservatory style reception room.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2336/22

**Officer:** Loredana Ciavucco

**Location:** 43 Roding Gardens, Loughton, IG10 3NH

**Proposal:** Proposed single storey rear extension and conversion of existing garage.

The Committee had NO OBJECTION to this application. However, members requested that should the Planning Officer be minded to approve this application, a condition be imposed that the garage conversion remains ancillary to the main dwelling.

**Application No:** EPF/2346/22

**Officer:** Loredana Ciavucco

**Location:** 2 Ashfields, Loughton, IG10 1SB

**Proposal:** Construction of a single storey 3 metre rear extension and a side extension to the first floor.

Construction of new porch and alterations to the front drive.

Garage conversion.

The Committee OBJECTED to this application on the grounds that it would create a complete loss of symmetry, resulting in a terracing effect and setting a precedent.

The proposal is building on the boundary which would have a negative impact on the street scene and the neighbours. The application site is next to the forest and therefore the open aspect should be maintained.

**Application No:** EPF/2375/22

**Officer:** Marie-Claire Tovey

**Location:** Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

**Proposal:** In order to install Lossnay ventilation units into two areas of the printing works, we have to undertake the following:-

- Removal of glazing in 4 No. existing windows on the front elevation and replace with an air distribution louvre.
- Removal of glazing in 1 No. existing windows (top and bottom panes) on the side elevation rear facing window and replace with an air distribution louvre.

The Committee had NO OBJECTION to this application, but requested, as this is an iconic period building, that a condition be imposed for the proposal to tie in the colour to remain in keeping with the existing.

**Application No:** EPF/2421/22

**Officer:** Robin Hellier

**Location:** 9 Roding Gardens, Loughton, IG10 3NH

**Proposal:** TPO/EPF/30/89 (Ref: T28)

T1: Birch - 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.

However, members would be willing to waive the objection on the advice of the Tree Officer and on condition of a suitable native replacement.

**Application No:** EPF/2453/22

**Officer:** Robin Hellier

**Location:** 47 Hillcrest Road, Loughton, IG10 4QH

**Proposal:** TPO/EPF/10/21

T1: Oak - Fell, as specified.

The Committee had a strong OBJECTION to this application. Members believed this tree should be appropriately maintained and retained.

**301.2 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

**Application No:** EPF/1794/22

**Officer:** Caroline Brown

**Location:** 9-11 High Beech Road, Loughton, IG10 4BN

**Proposal:** Certificate of Lawful Development for completion of works granted under EPF/2449/20 (Change of use of ground floor and first floor offices to create eight residential units).

**Application No:** EPF/2334/22

**Officer:** Alastair Prince

**Location:** 5 Wellfields, Loughton, IG10 1PB

**Proposal:** Application for a Lawful Development certificate for a proposed construction of a replacement outbuilding.

**Application No:** EPF/2425/22

**Officer:** Rhian Thorley

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

**Proposal:** Application for a Lawful Development certificate for a proposed 2 storey rear extension (3metres from the existing wall) & a dormer to create improved habitable rooms in the loft space.

**301.3 Others – provided for information only: EPF/2379/22, EPF/2427/22 and EPF/2441/22**

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

**PL302 Decisions**

**302.1 Decisions by Epping Forest District Council**

No decision notices have been received.

**PL303 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL304 Enforcement and Compliance**

**304.1 Enforcement Prosecution – Willingale Road, Loughton - Prevention of Damage by Pests Act 1949 and Section 215 of the Town & Country Planning Act 1990.**

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

**Signed: .....**

**Date: 21 November 2022**