

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 January 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also Present: Cllr S Fontenelle

Officers: Debra Paris (Planning Committee Clerk)
Jon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL333 Apologies for Absence

No apologies for absence had been received for this meeting.

PL334 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2440/22 – 2 Goldings Road, EPF/2756/22 – 199 Smarts Lane, EPF/2757/22 – 7 Forest Road, EPF/2758/22 – 201 Smarts Lane, EPF/2801/22 – 30 Roding Gardens, EPF/2833/22 – 12 Englands Lane, EPF/2849/22 – 27 Highland Avenue & EPF/2869/22 – Rear of 230-232 High Road, owing to comments received from the LRA Plans Group.

PL335 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 December 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL336 Matters for Report

336.1 Notice of Appeal

**336.1.1 EPF/1238/22 – 31 Hillyfields, Loughton IG10 2PT.
Proposal: Proposed first floor rear & side extensions, loft conversion & internal alterations. (Appeal Ref: APP/J1535/D/22/3311838) – Min No PL253.1**

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

336.2 Planning Re-Consultation

**336.2.1 EPF/2231/21 – 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 – Min no PL292.1**

The Committee had NO OBJECTION to this application. However, members expressed regret at the loss of the garage, believing it would encourage more visible on-street parking in

this part of the Conservation Area, which was not currently the norm.

PL337 Planning Applications

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

337.1 Application No: EPF/2239/22

Officer: Mohinder Bagry

Location: 1 Connaught Hill, Loughton, IG10 4DU

Proposal: Removal of existing conservatory and terrace to rear. To be replaced with new orangery and terrace with gym and family room beneath.

The Committee OBJECTED to this application on the grounds that the proposal included three large expanses of glass. As the application site was quite close to the forest, this would have a detrimental impact on the habitats for native nocturnal animals caused by light pollution.

Members would be willing to waive their OBJECTION however, if the applicant used tinted glass to mitigate this issue.

Application No: EPF/2440/22

Officer: Mohinder Bagry

Location: 2 Goldings Road, Loughton, IG10 2QN

Proposal: Part single part double storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The height bulk and depth of the rear extension was detrimental to this part of Goldings Road.

The living space on the ground floor, along with the long bedroom on the first floor, lacked sufficient natural light.

Members also noted that the proposal included a common sewer to be built over and suggested this was the subject of an informative reminding the applicant to contact the water authority.

The Committee AGREED to deal with the following two applications together as the works on these proposals were to be undertaken in conjunction with each other.

Application No: EPF/2756/22

Officer: Muhammad Rahman

Location: 199 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of a two storey extension to the rear of the property.

It is proposed that these works are to be undertaken in conjunction with the construction of a two storey extension to the rear of the adjoining property (201 Smarts Lane) which will be subject to a separate application.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two-storey extension by reason of its bulk, height and depth represented an over development of the site. Extensions should be subservient to the main dwelling; if allowed it would double the volume of the main building and be out of character with the remainder of Smarts Lane.

Application No: EPF/2758/22

Officer: Muhammad Rahman

Location: 201 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of a two storey extension to the rear of the property.

It is proposed that these works are to be undertaken in conjunction with the construction of a two storey extension to the rear of the adjoining property (199 Smarts Lane) which will be subject to a separate application.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two-storey extension by reason of its bulk, height and depth represented an over development of the site. Extensions should be subservient to the main dwelling; if allowed it would double the volume of the main building and be out of character with the remainder of Smarts Lane.

Application No: EPF/2757/22

Officer: Ian Ansell

Location: 7 Forest Road, Loughton, IG10 1DR

Proposal: Proposed 2 stories of office accommodation over existing retail - full width of number 7 Forest Road.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments which were (Min no PL272.1):

“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.

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.”

Members also supported the comments of the LRA Plans Group, which were:

“The additional stories will look odd against the other two shops – at present the block forms a reasonable ensemble. The applicant lists the other nearby building heights in a highly misleading way. The taller buildings on the High Road are set well back; there is open space to the left of the shops, and the houses opposite are two-storey and set back from the pavement by their front gardens. In contrast the shopfronts face straight onto the pavement and the extra storeys, even with the upper floor set back, will loom much larger to passers-by. Forest Road is a heavily used pedestrian route between the large residential area and the High Road & the station.

Overall, the additional stories will be incongruous and out-of-character.”

Application No: EPF/2783/22

Officer: Loredana Ciavucco

Location: 15 Woodland Road, Loughton, IG10 1HQ

Proposal: Double rear extension & single front extension.

The Committee OBJECTED to this application stating it was an overdevelopment, by reason of its scale, bulk, and visual prominence. The proposal would be out of keeping with the surrounding area and would

result in a detrimental impact on the neighbours, due to its overbearing nature.

Application No: EPF/2800/22

Officer: Kie Farrell

Location: 10 Firs Drive, Loughton, IG10 2SL

Proposal: Basement to rear of property, ground floor side and rear extensions, roof dormer extensions, side gable and first floor rear extensions.

The Committee OBJECTED to this application stating it was an overdevelopment, by reason of its height and bulk. The proposal would be detrimental to the street scene caused by its overbearing nature.

The basement and rear extensions included a wall of glass, due to the close proximity of the property to the forest, this would result in a detrimental impact on the habitats of native nocturnal animals caused by light pollution.

Application No: EPF/2801/22

Officer: Ian Ansell

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the refusal reasons of the local planning authority, in respect of previous application EPF/2149/22, and reiterating its previous Comments, (Min no PL292.1), which were:

“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.”

EFDC Refusal Reason:

The proposed extension, when considered with other works to the property covered by the extant lawful development certificate, would cumulatively result in an excessive level of development on a limited site detrimental to general amenity and resulting in insufficient garden space for a family dwelling, contrary to policies DBE2, DBE8, DBE9 and DBE10 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

Application No: EPF/2814/22

Officer: Rhian Thorley

Location: 76 Smarts Lane, Loughton, IG10 4BS

Proposal: Single storey rear lean-to extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2833/22

Officer: Rhian Thorley

Location: 12 Englands Lane, Loughton, IG10 2QQ

Proposal: The proposal is to extend and upgrade the property as well as to provide off street parking in order to create a comfortable family home. This will involve a two story extension is proposed for the rear of the property,

the addition of onsite parking to the front of the property, a small patio rear and associated Landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment due to the height and bulk of the rear extension. The first floor projected too far out and should be reduced.

However, if the local planning authority was minded to grant this application, members requested the following conditions be included:

- i. the provision of off-street parking – the dropped kerb should be limited to the width of one vehicle only; and
- ii. landscaping with native planting to soften the appearance and support wildlife.

Application No: EPF/2849/22

Officer: Alastair Prince

Location: 27 Highland Avenue, Loughton, IG10 3AH

Proposal: Single storey entrance porch plus two storey rear and side extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the height and bulk of the two-storey rear extension was excessive and would impact on this part of Highland Avenue. It would be preferable to be one floor lower to read subservient to the main dwelling.

Members also considered the proposed large expanse of windows, and out of keeping balcony, would create light pollution resulting in a detrimental impact on the habitats of native nocturnal animals.

Application No: EPF/2864/22

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

Proposal: Single storey ground floor front and rear extension, two storey side and Part first floor rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was building beyond the building line and would knock out the symmetry of this pair of semis, resulting in a terracing effect which would set a dangerous precedent in this area, negatively impacting the street scene. The first floor balcony would be imposing on the amenity of the neighbours.

Members considered in-filling the gap with a single storey extension with pitched roof would be more acceptable.

Application No: EPF/2866/22

Officer: Mohinder Bagry

Location: 20 Abbess Terrace, Loughton, IG10 3FJ

Proposal: Loft Extension & installation of 3 new roof lights.

The Committee OBJECTED to this application stating this was a relatively new building development which had been sympathetically designed. This proposal would create a negative impact on the street scene which would

set a precedent and would be detrimental to the character of the area and amenity of the neighbours.

Application No: EPF/2869/22

Officer: Marie-Claire Tovey

Location: Rear of 230-232 High Road, Loughton, IG10 1ET

Proposal: 1. Addition of 8 flats at the rear of 230-232 High Road, Loughton
2. Re-landscaping of the rear car park
3. Improving access to the existing 2 flats above 230 and 232 High Road.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The lack of car parking would lead to pressure on adjacent streets which were already congested. Citing the public car park opposite as mitigation was not a feasible option as it did not facilitate residential parking and was already heavily used.

The architecture was very poor; the rendered elements were clumsy and out of character with the area. The white rendered base was ill-thought out and would get dirty very quickly creating a shabby appearance.

The air conditioning units for the shops at the rear would be lost with no consideration being given to how they would be replaced. The tenants would need to be made aware of and able to comment on this aspect of the development to avoid any future problems in this regard, as was the case for residents in the Landmark House development.

Members considered the amenity of tenants of the existing flats would be negatively impacted by this proposal.

The additional number of properties was contrary to the SAC and would result in more 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.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Members expressed concern that the Council has been approving planning applications 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 was in clear breach of UK law, as set out in Holohan and other related judgements.

337.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2778/22

Officer: Alastair Prince

Location: 47 Nevill Way, Loughton, IG10 3BG

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer & front roof windows.

Application No: EPF/2803/22

Officer: Ian Ansell

Location: 22 The Avenue, Loughton, IG10 4PT

Proposal: Application for a Lawful Development certificate for a proposed construction of a rear dormer window with a flat roof to facilitate a loft conversion.

Application No: EPF/2858/22

Officer: Rhian Thorley

Location: 9 Avondale Drive, Loughton, IG10 3BZ

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

Application No: EPF/2881/22

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Application for a Lawful Development certificate for a proposed rear dormer, loft extension & x3 no. rooflights to the front roof slope.

337.3 Others – provided for information only: EPF/2794/22 & EPF/2798/22

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

PL338 Decisions

338.1 Decisions by Epping Forest District Council

No decisions had been received from Epping Forest District Council.

PL339 Licensing Applications

No licensing applications had come to the attention of officers.

PL340 Enforcement and Compliance

340.1 No reports had been received.

Signed:

Date: 23 January 2023