

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 23 January 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

**Councillors:** C Davies (in the Chair)  
W Kauffman S Murphy K Rainbow  
B Cohen (as substitute for P Abraham)  
M Stubbings (as substitute for J Riley)

**Officers:** Debra Paris (Planning Committee Clerk)  
Jon Glynn (Finance Officer – Acting Planning Committee Clerk)  
  
5 Members of the public

**PL341 Apologies for Absence**

The Planning Committee Clerk reported that apologies for absence had been received from Cllrs Abraham, Riley and Wiskin. Cllrs Cohen and Stubbings had been nominated as substitutes for Cllrs Abraham and Riley respectively for this meeting.

**PL342 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/2922/22 – 11A – 22A Flats, The Broadway; EPF/2923/22 – 20 – 82 Flats, The Broadway; EPF/0006/23 – 173 High Road; and EPF/0015/23 – 33 Tycehurst Hill, owing to comments received from the LRA Plans Group.

**PL343 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 9 January 2023 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to consider the following two planning applications, EPF/1569/22 – Twoony Mead, and EPF/0014/23 – 69 Church Hill, as members of the public present had an interest in these proposals.

**PL344 Planning Applications**

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

**344.1 Application No: EPF/1569/22**

**Officer:** Kie Farrell

**Location:** Twoony Mead, Nursery Road, Loughton, IG10 4EF

**Proposal:** Demolish Existing House and replace with a new 5 bedroom detached house with outbuilding to rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle cross overs).

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application stating the proposed design was unacceptable and out of keeping with the area, by virtue of its height, bulk, site coverage and detail (large amount of glazing to the front and rear. This would result in excessive light pollution which would be damaging to the forest and its wildlife).

Members expressed particular concern at the complete loss of planting and greenery to the front and rear of the property with the site being so close to the Forest and the resulting loss of habitat for wildlife and plants this would create. The existing site was tranquil and fitted unobtrusively into the street scene as befits its location next to the forest.

The proposal increased the size of the property to five bedrooms with several parking spaces, which would impact on the SAC, resulting in more car pollution and a subsequent impact on the air quality to the SAC. It would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

**Application No:** EPF/0014/23  
**Officer:** Sukhvinder Dhadwar  
**Location:** 69 Church Hill, Loughton, IG10 1QP  
**Proposal:** Proposed Extension.

The Committee had NO OBJECTION to this application. Members commented that this proposal was much improved upon previous applications for this site. However, concern was expressed that the proposed basement conversion should not negatively impact the neighbours.

**PL345 Matters for Report**

There were no Matters for Report.

**PL346 Planning Applications**

**346.1 Application No:** EPF/2825/22

**Officer:** Robin Hellier

**Location:** Land adjacent to The Campus & Borders Crescent, Loughton, IG10 3QU

**Proposal:** TPO/EPF/09/08 (Ref: A5 & A6)

T1 - Oak – Crown reduce lateral branches by up to 2.5m, as specified. Crown lift to 3m from ground level, as specified.

E1: Elm – Crown reduce overhanging lateral branches by up to 2m, as specified.

T2 & T4: 2 x Maple – Crown reduce by up to 1.5m, as specified. T5: Ash – Crown reduce by up to 2m, as specified. Reduce selected lower limb, as specified.

T7: Sycamore – Crown reduce lateral branches by up to 2m, as specified.

T37: Ash - Crown reduce lateral branches by up to 2.5m, 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.

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/2837/22

**Officer:** Robin Hellier

**Location:** Land adjacent to The Campus & Borders Crescent, Loughton, IG10 3QU

**Proposal:** TPO/EPF/09/08 (Ref: A5 & A6)

T3: Maple – Fell.

T10: Birch – Fell.

T12: Hornbeam – Fell.

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/2873/22

**Officer:** Rhian Thorley

**Location:** 113 Roding Road, Loughton, IG10 3EJ

**Proposal:** Planning permission is requested for the proposal of a single-storey rear extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2876/22

**Officer:** Loredana Ciavucco

**Location:** 163 Grosvenor Drive, Loughton, IG10 2LB

**Proposal:** Front extension and Garage Conversion (including replacement of garage door with a window).

The Committee had NO OBJECTION to this application.

**Application No:** EPF/2891/22

**Officer:** Sukhvinder Dhadwar

**Location:** Forest Rise, Debden Road, Loughton, IG10 2NY

**Proposal:** Application for Variation of Conditions 8,9,10 & 12 for EPF/3476/17. (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

The Committee OBJECTED to this application based on the proposed removal of so many trees on this green belt development.

**Application No:** EPF/2895/22

**Officer:** Marie-Claire Tovey

**Location:** Debden Security Printing Ltd, Langston Road, Loughton, IG10 3PB

**Proposal:** 316sqm loading bay extension to existing industrial facility.

The Committee OBJECTED to this application on the grounds that the slightly pitched roof was surrounded by a parapet which made it visually impactful.

Members would be willing to waive their objection if the parapet was replaced with a railing as on the neighbouring building. This would result in the proposal being more aesthetically pleasing for the residents in Kingsley Road.

**Application No:** EPF/2902/22

**Officer:** Rhian Thorley

**Location:** 51 Lower Park Road, Loughton, IG10 4NB

**Proposal:** Demolition of existing rear extension and construction of a single-storey rear side infill extension, extending a further 500mm towards the side boundary. Proposed garden studio.

The Committee OBJECTED to this application on the grounds that the proposed extension was too large. It would be more acceptable if it mirrored the extension of the neighbour.

Members considered the plans for the proposed garden studio did not reflect the description and that the proposal appeared to be an annexe accommodation.

**Application No:** EPF/2909/22

**Officer:** Muhammad Rahman

**Location:** 48 Baldwins Hill, Loughton, IG10 1SF

**Proposal:** Installation of solar panels to roof of existing dwelling.

The Committee had NO OBJECTION to this application.

The Committee AGREED to deal with the following two applications together as they were linked.

**Application No:** EPF/2922/22

**Officer:** Ian Ansell

**Location:** 11A - 77A flats, The Broadway, Loughton, IG10 3SX

**Proposal:** This proposal excludes any work to the shop facades and communal entrance doorsets.

Replacement of the existing defective roof waterproofing system with a new waterproofing system including a 15year guarantee.

Installation of a fall restraint system to the roof to ensure safe access and maintenance of the roof and fixtures. Installation of a lightning protection system.

Overcoating of the private balconies with a new waterproof coating and promenade tiles.

Removal of asphalt to the defective communal walkways and replacement with new asphalt.

Replacement of all windows with new double glazed windows to increase thermal performance and meet current Building Regulations standards.

Installation of a new access control gate and enclosure to the rear of the block to prevent unauthorised access and anti-social behaviour.

Removal of existing timber fences and privacy screens between private balconies and replacement with a non-combustible composite material.

**Application No:** EPF/2923/22

**Officer:** Ian Ansell

**Location:** 20 - 82 Flats, The Broadway, Loughton, IG10 3ST

**Proposal:** This proposal excludes any work to the shop facades and communal entrance doorsets.

Replacement of the existing defective roof waterproofing system with a new waterproofing system including a 15year guarantee.

Installation of a fall restraint system to the roof to ensure safe access and maintenance of the roof and fixtures.

Installation of a lightning protection system.

Overcoating of the private balconies with a new waterproof coating and promenade tiles.

Removal of asphalt to the defective communal walkways and replacement with new asphalt.

Replacement of all windows with new double-glazed windows to increase thermal performance and meet current Building Regulations standards.

Removal of existing timber fences and privacy screens between private balconies and replacement with a non-combustible composite material.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to these applications. However, members requested, that if the local planning authority was minded to approve these applications, the following conditions be imposed:

- As The Broadway is a unique architectural development, perfectly representative of its time and largely unaltered, any replacement materials should match the existing colour to retain the authenticity of the appearance and not result in a loss of character. It was not entirely clear whether the green copper roof was being lost. This was an important feature for these buildings, and it should, if possible, be retained.
- To ensure the windows are designed so the exterior panes could be cleaned from inside and that they comply with Secure by Design (SBD) standards.
- Details of a construction management plan to ensure the impact on the retailers was kept to a minimum. The retailers should also be consulted with respect to these details.

It had been brought to the Committee's attention that the tenant leaseholders in the business premises on The Broadway had not been formally made aware of these applications and the financial implications they would face resulting from the proposed works.

**Application No:** EPF/2928/22

**Officer:** Rhian Thorley

**Location:** 18 Kenilworth Gardens, Loughton, IG10 3AG

**Proposal:** Rear first floor extension, demolition of existing rear conservatory and erection of a new single storey rear extension with rooflight, change of roof from pitched to crown, replacement of all windows and new front porch with gable detail.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0006/23

**Officer:** Muhammad Rahman

**Location:** 173 High Road, Loughton, IG10 4LF

**Proposal:** Application for consent to display a banner on the outer wall area of the premises.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that the proposal would be an eyesore on neighbouring properties and the street scene of the High Road. This is an original Victorian, characterful wall of authentic brickwork.

Members considered the existing floral decoration in situ, which had been erected without permission, was also out of keeping and should be removed.

**Application No:** EPF/0015/23

**Officer:** Muhammad Rahman

**Location:** 33 Tycehurst Hill, Loughton, IG10 1BX

**Proposal:** Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed roof works were of a poor design, incongruous and lopsided, resulting in a bulky and unattractive appearance.

**Application No:** EPF/0056/23

**Officer:** Robin Hellier

**Location:** 83-106 Maple Gate, Loughton, IG10 1PS

**Proposal:** TPO/EPF/03/88 (Ref: G2)

G2: Limes x 3 - Crown reduce by up to 1.5m back to previous points.

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.

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

The Committee NOTED the following application:

**Application No:** EPF/2894/22

**Officer:** Alastair Prince

**Location:** 45 Stonards Hill, Loughton, IG10 3EH

**Proposal:** Application for a Lawful Development Certificate for a proposed 3m rear extension with roof lights.

**346.3 Others – provided for information only: EPF/2939/22, EPF/0029/23 & EPF/0037/23**

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

**PL347 Decisions**

**347.1 Decisions by Epping Forest District Council**

The Committee NOTED the decisions for December 2022, received from Epping Forest District Council.

**PL348 Licensing Applications**

**348.1 Street Trading Renewal Application**

**348.1.1 Healthy Option, Wickes Car Park, Goldstone House, Langston Road, Loughton IG10 3TQ.**

The Committee had NO OBJECTION to this application.

**PL349 Enforcement and Compliance**

**349.1** No reports had been received.

**Signed:** .....  
**Date:** 6 February 2023