

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 February 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:

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

6 Members of the public

The Committee AGREED to bring forward in the agenda the following planning applications, EPF/0144/23: 7 Brooklyn Avenue; and EPF/0203/23 and EPF/0208/23: 16 Eleven Acre Rise; after agenda item 3, Confirmation of Minutes, as members of the public present had an interest in these matters.

PL359 Apologies for Absence

No apologies for absence had been received for this meeting.

PL360 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/1165/22 – Alandale Scaffolding, Langston Road; EPF/0030/23 – 7 Brook Road; EPF/0123/23 – 84 Mannock Drive; EPF/0144/23 – 7 Brooklyn Avenue; EPF/0158/23 – Marshall Volkswagen Loughton Van Centre; EPF/0178/23 – 79 Whitehills Road; EPF/0197/23 – 1 Champions; EPF/0203/23 – 16 Eleven Acre Rise; EPF/0214/23 – 21 High Beech Road; EPF/0228/23 – 10 Lower Alderton Hall Lane; and EPF/0229/23 – 6 Lower Alderton Hall Lane, owing to comments received from the LRAPG.

PL361 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 February 2023, amended from those circulated, to read at min no PL351, Declarations of Interest, paragraph 3:

“He also declared a non-pecuniary interest in planning application EPF/2913/22 – Former Pyrles Lane Nursery, as he knew several of the residents present at this evening’s meeting. Further, he had been involved in arranging with Loughton Town Council for the exhibition of the public consultation by Qualis to be held at Buckingham Court on 15 March 2022 (as an alternative location to that chosen by Qualis, which was deemed inappropriate). Cllr Wixley also declared an interest in having been consulted on various aspects of the proposed plans for the site by Qualis by virtue of being an EFDC councillor for Fairmead Ward.”

were CONFIRMED as a correct record and signed by the Chairman.

PL362 Planning Applications

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

362.1 Application No: EPF/0144/23

Officer: Muhammad Rahman

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Proposed detached 3 bedroom dwelling in an existing side garden.

The Committee NOTED the contents of six letters of objection.

A neighbour registered to speak against this item sent apologies following their spouse being taken unwell. Written comments were sent for consideration by the Committee.

The agent for the applicant of this proposal addressed the meeting.

The Committee OBJECTED to this application stating the proposal was the same as the previous application considered, under EPF/1306/21.

The Committee supported the refusal reasons of the local planning authority and reiterated its previous comments, which were (Min no PL7.1):

“The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.”

Members disputed the findings of the Inspector, regarding the parking stress in this road, and noted that his visit coincided with parking restrictions being in place during that time.

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

Application No: EPF/0203/23

Officer: Muhammad Rahman

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Retrospective application to alter the ground levels and create a retaining wall to the rear of the new homes granted under EPF/1508/18.

The Committee NOTED the contents of three letters of objection.

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

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, stating:

The retaining wall was far too high, sitting 1m above the 6' fence of the neighbouring garden, resulting in a loss of privacy for those neighbours from overlooking. The neighbours' amenity would be further eroded by the proposed trees in this proposal, caused by loss of an outlook and sunlight.

The drawings for the retaining wall were unclear. The Committee expressed strong concerns that the retaining wall was unsound and

therefore unsafe. A District Surveyor should make checks in this regard, if not already undertaken. Members also requested that Environmental Health examine the soil on the site for any contaminants. The developer should be required to remove all the spoil from the site.

The Committee requested that Enforcement Officers expedite action for the removal of the retaining wall and soil dispersed around the site. The garden of this site should be reinstated to its original level, prior to the building of the new house approved under planning application EPF/1508/18.

Members requested a meeting with the Planning Officer, Mr Rahman, at the site during the week commencing 27 February 2023, to discuss the issues surrounding this site and the proposed solutions to address these matters.

The Committee strongly supported the comments of the LRA Plans Group regarding this planning application.

Application No: EPF/0208/23

Officer: Robin Hellier

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: TPO/EPF/24/94 (Ref: T3)

T3: Silver Birch - Fell and replace, as specified.

The Committee considered that too many TPO'd trees had already been removed from this site.

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.

PL363 Matters for Report

363.1 Notices of Appeal

363.1.1 EPF/1254/22 – 35 Forest Road, Loughton, IG10 1EE
Proposal: Re-submission of application EPF/0702/21 for two storey side extension, single storey rear extension and alterations to existing elevations. (Appeal ref no: APP/J1535/D/22/3312720 – Min no PL245.1)

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

363.1.2 EPF/2614/19 – Highgrove Close Formerly land to the rear of 33-37 Hillyfields Loughton IG10 2PT. Proposal: Construction of a 4-bedroom two storey dwelling with associated parking and landscaping. (Appeal ref no: APP/J1535/D/22/3304061 – Min no PL821.1 & Min no 2.1.2 – 5/10/20)

The Committee reiterated its original comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, as cited by the Local Planning Authority in its refusal of previous application, EPF/0513/16, for a similar proposal.

Members also considered the access road to this development was too narrow for refuse collection vehicles and emergency fire vehicles to negotiate, there being only sufficient width for one standard vehicle to use. An increase in the number of houses and subsequent extra vehicles on this site would further exacerbate access problems.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.”

Following the Inspector’s approval of the Local Plan for Epping Forest District Council, in his Main Modification comments, he stated that “*Planning applications need to be supported by sufficient information to enable the Council to conclude that the proposals would not result in an adverse effect on the integrity of the Epping Forest SAC.*” Members noted that this application made no such reference. It was also noted that the plans appeared to show a much wider site for this additional property than the actual site, questioning the accuracy of the drawings.

PL364 Consultation on Statement of Principles Under The Gambling Act 2005

The Committee requested that this item be deferred to the next Planning and Licensing Committee meeting to fully consider this Statement.

PL365 Planning Applications

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

365.1 Application No: EPF/1165/22

Officer: Muhammad Rahman

Location: Alandale Scaffolding, Langston Road, Loughton, IG10 3SL

Proposal: Outline application for a New Data Centre with some matters reserved.

The Committee NOTED the contents of a letter regarding this application.

The Committee had NO OBJECTION to this application.

However, as the site was located next to green belt land members requested that should the local planning authority be minded to approve this application, a condition be imposed for tinted/dark glass to be used to protect the habitats of native nocturnal animals and insects, particularly bats and moths from light pollution caused by the large walls of glass.

Members also expressed concern that the site appeared to be encroaching on the green belt at the rear of the property and suggested Enforcement Officers check for boundary creep.

Application No: EPF/0030/23

Officer: Kie Farrell

Location: 7 Brook Road, Loughton, IG10 1BW

Proposal: Construction of a single-storey ground floor infill extension, new front window dormer to the main roof with the reconfiguration of the main roof and the first-floor front and rear gable roofs.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed raising of the roof was out of keeping with the street scene. The two upper most rear windows were incongruous, large, and out of proportion.

Application No: EPF/0128/23

Officer: Rhian Thorley

Location: 84 Mannock Drive, Loughton, IG10 2JD

Proposal: Single storey rear and side extension and porch to the front.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was out of keeping and incongruous. The proposed pitched roof at the rear was overbearing, resulting in a negative impact on the neighbours.

Members expressed concern for light pollution, caused by the excessive use of glazing in the rear elevation of this proposal, and the detrimental impact that would have on the habitats for native nocturnal animals and insects on the adjacent Jessel Green open space.

Application No: EPF/0156/23

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee OBJECTED to this application stating it did not regard this as overly different to the previous application considered, EPF/2136/22. The proposal was too large for the plot. It was an overdevelopment and would result in a negative impact on the street scene.

Application No: EPF/0158/23

Officer: Ian Ansell

Location: Marshall Volkswagen Loughton, Van Centre, Apple Yard, Langston Road, Loughton, IG10 3TQ

Proposal: Advertisement consent for non-illuminated billboard sign.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Members approved of this concept. However, the sign should be removed, as proposed, after 18 months and the applicant should adhere to the proposals on dispersal, namely:

“The bee hotel sections will be donated to schools and community gardens. Plant will be planted where the billboard once stood, and the structure will be recycled.”

Application No: EPF/0178/23

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 NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would create a loss of symmetry with the adjoining semi-detached property. It was overbearing and of poor design, resulting in a negative impact on the street scene.

The applicant should also note the proposed loft stairs would not achieve sufficient headroom on the first floor or on the second floor.

Application No: EPF/0197/23

Officer: Mohinder Bagry

Location: 1 Champions, Loughton, IG10 2SG

Proposal: Formation of a single floor (ground level) full width rear extension and corner infill to the rear side extension to join the new rear extension. Further small infill to the front of the property to bring the front of the side extension in line with the main building.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend standing order 3ff until 9.15pm

Application No: EPF/0214/23

Officer: Alastair Prince

Location: 21 High Beech Road, Loughton, IG10 4BN

Proposal: Loft conversion with rear dormers and 3 roof lights to front roof slope.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, noting it was the same as the previous application considered, EPF/0632/22. Members reiterated their previous comments (min no PL195.1) which were:

“The Committee OBJECTED to this application on the grounds that the roof addition is too bulky and detrimental to the townscape of this part of High Beech Road.”

Application No: EPF/0224/23

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Single storey rear extension and single storey side and part rear to existing gym room

The Committee OBJECTED to this application. The site being so close to the Forest, the rear elevation consisted of excessive glass which would create light pollution, resulting in a detrimental impact on the habitats of native nocturnal animals and insects.

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

Application No: EPF/0228/23

Officer: Marie-Claire Tovey

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

Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works.

The Committee NOTED the contents of a letter of objection.

Application No: EPF/0229/23

Officer: Marie-Claire Tovey

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

Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications, noting that apart from the removal of the spiral staircase, there was little difference to the previous applications considered for these sites, EPF/1847/22 and EPF/1848/22.

Members reiterated their previous comments which were:

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

365.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2925/22

Officer: Caroline Brown

Location: 15 Highland Avenue, Loughton, IG10 3AJ

Proposal: Application for a Lawful Development certificate for a proposed demolition of existing rear extension & garage in the rear garden & erection of a 1 storey loft/roof extension, 1 storey rear extension & 1 storey rear outbuilding.

Application No: EPF/0167/23

Officer: Alastair Prince

Location: 36 Lushes Road, Loughton, IG10 3QB

Proposal: Certificate of Lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

Application No: EPF/0173/23

Officer: Mohinder Bagry

Location: 77 High Road, Loughton, IG10 4JE

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

Application No: EPF/0187/23

Officer: Loredana Ciavucco

Location: 36 Chequers Road, Loughton, IG10 3PX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

365.3 Others – provided for information only: EPF/0174/23; EPF/0205/23; EPF/0206/23 & EPF/0216/23

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

PL366 Decisions

366.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for January 2023 received from Epping Forest District Council.

PL367 Licensing Applications

No licensing applications had come to the attention of officers.

PL368 Enforcement and Compliance

368.1 No reports had been received.

Signed:

Date: 6 March 2023