

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 6 March 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)

3 Members of the public

The Committee AGREED to bring forward in the agenda planning application, EPF/2826/22 – 10 Pump Hill, and Pre-application Consultation: Proposed Installation of Streetworks Base Station at Willingale Road – Supplementary Agenda item 10, after agenda item 3, Confirmation of Minutes, as members of the public present had an interest in these matters.

**PL369 Apologies for Absence**

No apologies for absence had been received for this meeting.

**PL370 Declarations of Interest**

Cllr Murphy declared a non-pecuniary interest in planning application, EPF/0315/23 – 5 Highview Close, as she is a neighbour. She would therefore not comment on this application.

The Committee declared a non-pecuniary interest in planning applications: EPF/2826/22 – 10 Pump Hill, EPF/0327/23 – 40 Ibbetson Path, and EPF/0341/23 – 49 Alderton Hill, owing to comments received from the LRAPG.

**PL371 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 20 February 2023 were CONFIRMED as a correct record and signed by the Chairman.

**PL372 Planning Application**

The following planning application was CONSIDERED, and the plans inspected.

**372.1 Application No:** EPF/2826/22

**Officer:** Marie-Claire Tovey

**Location:** 10 Pump Hill, Loughton, IG10 1RU

**Proposal:** Works to be carried out on back and front garden, paths, fences, and general tidying up of plot.

The Committee NOTED the contents of two letters of objection.

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

Members NOTED that a STOP Notice had been issued in respect of the swimming pool construction at this site by the Enforcement Officer at Epping Forest District Council. The Committee fully supported this

enforcement action, stating that the significant excavation work and earth movement around the entire garden was unacceptable and to be deplored.

Being within a Conservation Area the swimming pool did not meet the criteria to constitute permitted development. The pool was situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwellinghouse. The swimming pool was too close to neighbouring properties and too large, dramatically changing the character of this part of the York Hill Conservation Area. A full planning application should therefore be submitted for the swimming pool.

The Committee OBJECTED to this application stating that this area of green space was surrounded by other properties. The land was on a slope and the developer has tried to level off the land to accommodate the pool. However, the changes of level were causing serious overlooking into neighbouring properties, particularly No 12/18 Pump Hill where the builders were now looking straight into their kitchen.

No existing cross sections have been provided to understand the exact change in levels, but members understand the change in height is about two and a half metres. The Committee consider insufficient information has been submitted to assess this application in the absence of accurate existing and proposed cross sections.

The Committee also believed that the arboricultural report was probably based on the drawings without viewing the amount of excavation and retaining walls that have been installed. It was requested that the council seek confirmation whether the report was based on the drawings or what has actually happened on site, and that the council's tree officer undertakes a site visit rather than rely on the submitted report.

The Committee considered the loss of green space, the amount of hard surfacing and levelling-off of the land was detrimental, causing harm to the character of the York Hill Conservation Area. This would result in amenity problems for the neighbouring properties. Under the guidance set out in the NPPF there are no public benefits to outweigh this harm.

The Committee requested that enforcement action be taken to restore the land to its previous levels.

**PL373 Supplementary Agenda item – Pre-Application Consultation: Proposed Installation of Streetworks Base Station at: (Willingale Road) Willingale Road, Loughton, Debden Green, Essex, IG10 2BW**

The Committee NOTED the contents of nine letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed site is a pleasant and open area with both mature and colourful trees and very striking white flowering blossom trees in the Spring, surrounded by houses and across the road from Thomas Willingale Primary School.

This site is in a very elevated position at the top of a hill, the proposed monopole and its various cabinets would have a very negative impact on the surrounding area and skyline, dwarfing the trees on both sides of the road, including the large mature oak in the grounds of Thomas Willingale School opposite.

Members further considered the siting of the proposal, in particular, the cabinetry on the pavement would create a dangerous obstruction for the many pedestrians, particularly school children, who use this very busy not particularly wide pavement, set alongside a very busy road and bus route by a dangerous bend.

The Committee believed this to be a most inappropriate site for the proposal.

**PL374 Matters for Report**

**374.1 Notice of Appeal**

**374.1.1 EPF/1851/22 – 155 Forest Road, Loughton, IG10 1EF**  
**Proposal: Demolition of existing rear extension. New side infill extension and part 2 storey part 1 storey rear extension. New dormer extension. (Appeal ref no: APP/J1535/D/23/3315504 – Min no PL271.1)**

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

**374.2 Epping Forest District Council Local Plan Approved by Inspector**

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

**PL375 Consultation on Statement of Principles Under The Gambling Act 2005**

The Committee had no comments on the proposed changes to this policy statement. However, members welcomed the inclusion of Gamblers Anonymous UK onto the list of consultees, offering an alternative opinion to that of the Gambling Industry.

**PL376 Planning Applications**

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

**376.1 Application No: EPF/0045/23**

**Officer:** Alastair Prince

**Location:** 22 Lower Park Road, Loughton, IG10 4NA

**Proposal:** Single storey side extension to replace existing conservatory/lean to.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0231/23

**Officer:** Kie Farrell

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

**Proposal:** Demolish Existing House and replace with a new 6 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).

Re: the description for this proposal: "...for in/out drive (using existing vehicle cross overs)" - the Committee wished to point out that there is currently one single crossover.

The Committee OBJECTED to this application reiterating its previous objections that the proposed design and materials were poor, in particular, the 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.

Members considered the proposed terrace and pool level to be too high creating a negative impact on the amenity of neighbours through loss of privacy.

**Application No:** EPF/0248/23

**Officer:** Loredana Ciavucco

**Location:** 74 Church Hill, Loughton, IG10 1LB

**Proposal:** Loft conversion with sideways extension to existing roof, and new dormer window to rear.

The Committee had NO OBJECTION to this application.

However, members drew the attention of the planning officer to the porch at this property, for which no previous planning permission could be found.

**Application No:** EPF/0271/23

**Officer:** Mohinder Bagry

**Location:** 93 Spring Grove, Loughton, IG10 4QG

**Proposal:** Single storey rear extension, loft conversion with dormer windows to front and rear, extend garage, porch and room to front.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0315/23

**Officer:** Rhian Thorley

**Location:** 5 Highview Close, Loughton, IG10 4EG

**Proposal:** Two storey pitched roof front extension, replace conservatory roof with flat roof, add first floor pitched roof extension over existing ground floor to rear and side/rear single storey flat roof extension at back of garage.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site which had already been extended to its maximum.

The proposal would be overbearing on the neighbours at no.4 and would create a negative impact on the street scene.

**Application No:** EPF/0327/23

**Officer:** Rhian Thorley

**Location:** 40 Ibbetson Path, Loughton, IG10 2AS

**Proposal:** Demolition of the existing single storey side extension and erection of a new single storey rear and side wrap around extension, including the replacement of all existing windows.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension was too large for this house. Six bedrooms for a house this size was too many, with some of the bedrooms appearing to be below the nationally prescribed space standards. Members believed this proposal appeared to be a conversion into an HMO. The property should be retained as a family home.

There was not enough habitable space for the occupants and eight people sharing two bathrooms was not considered fit for modern living.

Members noted that Ibbetson Path was already a very cramped road, with excessive parking.

**Application No:** EPF/0341/23

**Officer:** Alastair Prince

**Location:** 49 Alderton Hill, Loughton, IG10 3JD

**Proposal:** Add first floor including over part main garage, resulting roof space utilised as further domestic accommodation, replacement windows/doors including front bay square off single storey rear extension (Revised application to EPF/1132/22).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be the loss of a chalet bungalow which would reduce the loss of accessible housing stock within the district and would be contrary to Policy H1 of the Epping Forest District Local Plan (Submission Version) 2017.

However, members commented that should the local planning authority be minded to approve this application that they would prefer to see a hipped to gable roof to match the adjoining properties.

**Application No:** EPF/0360/23

**Officer:** Robin Hellier

**Location:** 4 Grosvenor Close, Loughton, IG10 2JY

**Proposal:** TPO/EPF/26/15

T2: Oak - Crown reduce lower to mid crown, as specified. Crown thin upper third by 15%, 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.

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

The Committee NOTED the following application:

**Application No:** EPF/0258/23

**Officer:** Rhian Thorley

**Location:** 158 Borders Lane, Loughton, IG10 3SB

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

**376.3 Others – provided for information only: EPF/0305/23**

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

**PL377 Decisions**

**377.1 Decisions by Epping Forest District Council**

No decision notices have been received.

**PL378 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL379 Enforcement and Compliance**  
**379.1 No reports had been received.**

**Signed: .....**  
**Date: 20 March 2023**