

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 March 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

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

Officers: Jonathon Glynn (Acting Planning Committee Clerk)

PL380 Apologies for Absence

Apologies for absence had been received from Cllrs Abraham and Murphy for this meeting. No substitutes had been nominated.

PL381 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2023/22 – 14 York Hill, EPF/2542/22 – 55 Broadstrood, EPF/0278/23 – 92 York Hill, EPF/0383/23 – 81 Tycehurst Hill, EPF/0385/23 – 46 Pyrles Lane, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL382 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 March 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL383 Matters for Report

There were no Matters for Report.

PL384 Pre-Application Consultations 5G Telecommunications Installation for Cignal Infrastructure UK Limited

384.1. Proposed 15.0m Phase 8 monopole and associated ancillary works at: Oakwood Hill Streetworks, Oakwood Hill, Oakwood Hill Industrial Estate, Loughton, IG10 3EW.

The Committee OBJECTED to this application on the grounds that the address stated in the pre-application was incorrect when compared with the proposed plans, and proposed location not on the Oakwood Hill Industrial Estate, but near residential homes.

The monopole would have a negative impact on the street scene and visual amenity of the nearby homes and would dwarf and affect a mature tree located on the corner of the site.

The Committee would recommend a location on the actual Oakwood Hill Industrial Estate as more suitable for the monopole location.

384.2 Proposed 15.0m Phase 8 monopole and associated ancillary works at: Church Hill Streetworks, Church Hill, Loughton, Debden Green, IG10 1LJ.

The Committee OBJECTED to this application on the grounds that there is already a monopole situated within 50 yards of the proposed location. A second pole is unnecessary and would negatively impact on the visual amenity, street scene and outlook of nearby properties.

The proposed site has clusters of mature trees and hedgerows that would be adversely affected by this installation.

PL385 Planning Applications

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

385.1 Application No: EPF/2032/22

Officer: Ian Ansell

Location: 14 York Hill, Loughton, IG10 1RL

Proposal: Illuminated digital advert screen.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that by reason of its size, bulk and location the screen would be a visual distraction that would negatively impact on the street scene of this part of York Hill, which is situated in a conservation area. Nocturnal wildlife would be adversely affected by the illuminations.

Application No: EPF/2542/22

Officer: Caroline Brown

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Erection of a ground floor and basement extension at the rear of the property and insertion of 3 additional windows into the side elevations of the property.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the bedrooms in the basement extension would have no natural light and would be unsustainable for current and future occupiers.

Further, the increase in the number of bedrooms is contrary to the Special Area of Conservation (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 Local Plan – submission version (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/2699/22

Officer: Muhammad Rahman

Location: 4 Ripley View, Loughton, IG10 2PB

Proposal: Change of Use of existing Granny Annex to separate residential dwelling. Separation of existing garage and conversion into a coach house to establish a self-contained pedestrian access to new dwelling via a gravelled pathway.

The Committee strongly OBJECTED to this application on the grounds that it was garden grabbing and would set a dangerous precedent. It was a too cramped overdevelopment of the site for a second dwelling, as this was not the original intended use of the building, which would have a detrimental effect on the neighbours and nearby forest. The vehicle access arrangements for a separate dwelling would be inadequate and would be detrimental to the street scene.

As no previous application could be found for a Granny Annex, the Committee agreed that the condition referenced in the Officer report for application EPF/1186/07 should continue to be enforced.

Application No: EPF/0278/23

Officer: Sukhvinder Dhadwar

Location: 92 York Hill, Loughton, IG10 1JA

Proposal: Alterations and extensions to dwelling and associated work.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that little had changed since the previous application, EPF/3312/21, and that by reason of its bulk and overbearing impact on the neighbours visual amenity, it supported the planning authority's previous reasons for refusing the application and the Committee reiterated its previous comments which were:

"The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds whilst the application describes the development as alterations and extensions this is effectively a replacement dwelling, which does not follow the EFDC recommended Sustainability Guide.

The replacement dwelling would be an overdevelopment of the plot that will cause substantial harm to the character and function of this part of the York Hill Conservation Area and a loss of amenity to neighbours by means of its significant increase in depth, height and close proximity to the boundaries."

Application No: EPF/0361/23

Officer: Mohinder Bagry

Location: 9 Southernhay, Loughton, IG10 4EN

Proposal: Proposed two storey side extension with loft conversion and rear extension.

The Committee OBJECTED to this application on the grounds that the extension was an overdevelopment and too big for a plot of this size, and reiterated its comments on the previous application, which were:

"The Committee OBJECTED to this application on the grounds that it was overbearing and an overdevelopment. The proposal does not complement or enhance the existing building or the character and appearance of the street scene.

Members believed that just because the neighbouring property had a loft, it did not justify this proposal.

*Further, 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 extra 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/0365/23

Officer: Rhian Thorley

Location: 119 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed Side Extension.

The Committee had NO OBJECTION to this application, but on viewing the proposed plans were concerned that they suggested the rendering of the whole building. The Committee would object to this rendering and that the current materials and appearance are kept, i.e brick.

Application No: EPF/0377/23

Officer: Muhammad Rahman

Location: 5 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed double storey rear extension, single storey side extension & single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension would have a negative effect on neighbouring properties, and assurances should be obtained before any application is considered.

A Tree Officer's report should be requested to verify the contents of the current tree report.

A structural report regarding the retaining walls in the back garden should be prepared to ensure that before any work is started that the retaining walls or replacements are stable and able to support the slope of the hill at the rear of the property.

Application No: EPF/0381/23

Officer: Robin Hellier

Location: Debden Hall, England's Lane, Loughton, IG10 2NZ

Proposal: TPO/EPF/22/08

Schedule of tree works, as specified. Includes 24 x Fell, 1 x Coppice and 1 x Crown reduce 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.

The Committee would recommend that the planting of replacement native mature species at a suitable location be encouraged to negate the impact of the loss of so many trees.

The Committee were concerned at how many trees were being looked at to fell and requested to know how many previous applications of this nature for this site had been made and approved.

Application No: EPF/0382/23

Officer: Rhian Thorley

Location: Alpha, Debden Lane, Loughton, IG10 2PD

Proposal: Proposed single storey rear extension, a new front door and porch, a new roof on the existing garage plus minor elevation changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/0383/23

Officer: Caroline Brown

Location: 81 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Part Single Storey Part Two Storey Rear Extension & New Roof Incorporating Habitable Space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two front dormers would harm the roofscape on this part of Tycehurst Hill and be detrimental to the street scene. The raising of the roof level would be out of keeping with the other properties in this road and be overbearing.

Application No: EPF/0385/23

Officer: Muhammad Rahman

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Variation of condition 6 'Delivery and Dispatch times' on planning permission EPF/0627/22 (Change of use from vacant shop (Class E) to takeaway (Sui Generis) with installation of an extractor flue to the rear and new shopfront).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the variation would allow for deliveries to take place from the premises 24 hours a day, which would be unacceptable and harmful to the amenity of the residents who live nearby. Any application of this nature should include specific times, and not be open ended in nature.

Application No: EPF/0402/23

Officer: Loredana Ciavucco

Location: 67 Baldwins Hill, Loughton, IG10 1SN

Proposal: The purpose of this application is to convert the existing loft area into two bedrooms each with its own en-suite. An external air conditioning unit will be installed at ground floor level on the rear elevation.

The Committee OBJECTED to this application on the grounds that the proposed box addition to the loft area is too large and out of keeping with neighbouring properties.

Further, the increase in the number of bedrooms is 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.

Application No: EPF/0403/23

Officer: Rhian Thorley

Location: 33 Valley Hill, Loughton, IG10 3AE

Proposal: Conversion of detached double width garage into an ancillary Garden Room.

The Committee OBJECTED to this application on the grounds that the proposed conversion by reason of its height would be overbearing and have a negative impact to the neighbours at the rear of the property.

The loss of a double garage would add further pressure to an area already limited for parking on main roads.

Members requested that should the local planning authority be minded to approve this application that a condition be imposed that the Garden Room remains ancillary to the main dwelling.

Application No: EPF/0426/23

Officer: Caroline Brown

Location: 58 Church Hill, Loughton, IG10 1LB

Proposal: Demolition of the single storey side Garage, Workshop and Utility Room. Demolition of the single storey lean-to Conservatory. Construction of a 1m wide footpath along the site boundary providing access from the front to the rear Garden. Erection of a part single and part 2 storey extension to the side and rear of the property including forming a Gable roof to the existing hipped roof to the main dwelling. Creation of a front driveway and external works to provide a Terrace and Patio areas to the rear Garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0449/23

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

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

The Committee had NO OBJECTION to this application.

Application No: EPF/0452/23

Officer: Muhammad Rahman

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

Proposal: Removal of condition 3 'Tree Protection Measures' on planning consent EPF/1508/18 (Demolish existing house. Replace with 2 detached houses).

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that work had been undertaken that did not match the original application granted with conditions.

Members recommend that the planning authority seek a “Breach of condition notice”.

Application No: EPF/0505/23

Officer: Alastair Prince

Location: 53 Sparelease Hill, Loughton, IG10 1BS

Proposal: Variation of condition 2 'plan numbers' of EPF/2809/21 (Proposed ground and first floor rear extension, front porch).

The Committee had NO OBJECTION to this application.

Application No: EPF/0515/23

Officer: Loredana Ciavucco

Location: 36 Colebrook Lane, Loughton, IG10 2HJ

Proposal: Single storey wrap around side/rear front extensions.

The Committee OBJECTED to this application on the grounds that the rear extension was too large and went too far back, which would impact on the neighbours at number 38. It should be reduced in length.

385.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0359/23

Officer: Marie-Claire Tovey

Location: 34 Stanmore Way, Loughton, IG10 2SA

Proposal: Certificate of lawful development for existing use as summarised the existing use and building work Certificate of lawful development for existing use as summarised the existing use and building work -

- Works commenced on the construction of the outbuilding in February 2006;
- The outbuilding is ancillary to the main dwelling;
- The annexe was initially occupied by the Applicants mother and father-in-law;
- The annexe is now use as additional accommodation for family and friends;
- The annexe does not benefit from its own access and uses the same access as the host dwelling off Stanmore Way.

Application No: EPF/0380/23

Officer: Mohinder Bagry

Location: 51 Nevill Way, Loughton, IG10 3BG

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

Application No: EPF/0432/23

Officer: Loredana Ciavucco

Location: 4 Prescott Green, Loughton, IG10 2AQ

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/0441/23

Officer: Alastair Prince

Location: Consort House, 49 Forest View Road, Loughton, IG10 4DY

Proposal: Certificate of lawful development for a proposed single storey side extension, hip to gable roof extension and flat roof dormer to rear.

Application No: EPF/0463/23

Officer: Rhian Thorley

Location: 30 Doubleday Road, Loughton, IG10 2AU

Proposal: Certificate of lawful development for a proposed ground floor extension with a depth of 3 metres.

385.3 Others – provided for information only: EPF/0453/23

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

PL386 Decisions

386.1 Decisions by Epping Forest District Council

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

PL387 Licensing Applications

No licensing applications had come to the attention of officers.

PL388 Enforcement and Compliance

388.1 No reports had been received.

Signed:

Date: 3 April 2023