

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 3 April 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

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

**Also present:**

**Officers:** Debra Paris (Planning Committee Clerk)

2 Members of the public

**PL389 Apologies for Absence**

Apologies for absence had been received from Cllr Murphy for this meeting.

**PL390 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/0188/23 – 36 Chequers Road; EPF/0479/23 – 61 Baldwins Hill; and EPF/0599/23 – 14 Tycehurst Hill, owing to comments received from the Loughton Residents Association Plans Group.

**PL391 Confirmation of Minutes**

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

The Chairman advised the Committee that members of the public present at the meeting had an interest in the following application.

**PL392 Matters for Report**

**392.1 Planning Re-consultation**

**392.1.1 EPF/0203/23 – 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. \*UPDATED COVER LETTER & ADDITIONAL GROUND LEVEL PLAN” – Min no PL362.1**

The Committee NOTED the contents of two letters of objection.

Members deplored the retrospective nature of this application.

The Committee considered the information provided in this re-consultation but deemed it contained no modifications or solutions to alter any of the issues affected by this proposal. The photographs provided by the applicant did however reinforce the Committee’s concerns regarding the overlooking of the raised platform into the neighbour’s kitchen.

Members commented that this application appeared to be just a stalling tactic which enabled further works to continue at the site as Enforcement Officers had not expedited action regarding this issue.

The Committee strongly reiterated its OBJECTION to this application, namely:

*“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.”*

The Committee further commented that the number of times this application had come before it, without any action or significant changes being made was unacceptable and a waste of its resources.

Members requested that this application be placed before Area Planning Sub-Committee South as a matter of urgency and suggested that a site visit should be considered for that Committee to view the situation.

It was however NOTED from the photographs provided for this re-consultation, that further planning breaches had taken place: namely the window on the flank wall did not contain opaque glass as conditioned in Planning Approval – EPF/1508/18, to protect the privacy of the neighbours; and that two air conditioning units had been installed along this flank wall, without planning permission. These units would have an unacceptable effect on the amenity of the neighbours at no.17 caused by noise pollution. These additional matters should be brought to the attention of the Enforcement Officer as a matter of urgency.

**PL393 Epping Forest District Council – Adopted Local Plan March 2023**

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

**PL394 Planning Applications**

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

**394.1 Application No:** EPF/0188/23

**Officer:** Loredana Ciavucco

**Location:** 36 Chequers Road, Loughton, IG10 3PX

**Proposal:** Single storey side and rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0479/23

**Officer:** Sukhvinder Dhadwar

**Location:** 61 Baldwins Hill, Loughton, IG10 1SN

**Proposal:** Loft conversion comprising replacement roof at a steeper pitch, rear facing dormer and front facing roof windows.

The Committee NOTED the contents of a letter of objection.

Members NOTED that no drawings had been provided regarding the rear elevations for this proposal.

The Committee OBJECTED to this application stating the proposed roof was too high. It was out of keeping and would create a very negative impact on the street scene.

Further, the increase in the number of bedrooms was 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 had 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/0517/23

**Officer:** Alastair Prince

**Location:** 15 Newnham Close, Loughton, IG10 4JG

**Proposal:** Erection of a single storey infill extension between dwelling and swimming pool outbuilding.

The Committee OBJECTED to this application on the grounds that it was building to the boundary and an overdevelopment of the site, which would have a negative impact on the amenity of the neighbours. The swimming pool building should remain subservient to the main dwelling.

**Application No:** EPF/0521/23

**Officer:** Sukhvinder Dhadwar

**Location:** 69 Church Hill, Loughton, IG10 1QP

**Proposal:** Proposed Extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0525/23

**Officer:** Rhian Thorley

**Location:** 55 Valley Hill, Loughton, IG10 3AL

**Proposal:** Install a conservatory to the rear of the property.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0561/23

**Officer:** Mohinder Bagry

**Location:** 12 Tycehurst Hill, Loughton, IG10 1BU

**Proposal:** Single storey rear extension, side extension at first floor with pitched roof over and ground floor side infill extension of existing undercroft area.

The Committee OBJECTED to this application on the grounds that the proposal was building to the boundary. It would create a negative impact on the street scene, creating a terracing effect.

**Application No:** EPF/0599/23

**Officer:** Muhammad Rahman

**Location:** 14 Tycehurst Hill, Loughton, IG10 1BU

**Proposal:** Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was building to the boundary. It would create a negative impact on the street scene, creating a terracing effect.

Further, the increase in the number of bedrooms was 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 had 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/0612/23

**Officer:** Muhammad Rahman

**Location:** 11 Forest View, Eleven Acre Rise, Loughton, IG10 1AN

**Proposal:** Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas.

Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom.

Alterations to existing dormer on North East elevation.

Single storey rear extension with new gable roof and glazing.

The Committee had NO OBJECTION to this application.

However, members expressed regret at the overall loss of character to the street scene in Eleven Acre Rise caused by the recent redevelopment and style of many of the properties in this road.

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

The Committee NOTED the following applications:

**Application No:** EPF/0496/23

**Officer:** Caroline Brown

**Location:** 24 Marjorams Avenue, Loughton, IG10 1PU

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

**Application No:** EPF/0506/23

**Officer:** Alastair Prince

**Location:** 54 Habgood Road, Loughton, IG10 1HE

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

**Application No:** EPF/0542/23

**Officer:** Rhian Thorley

**Location:** 7 Millsmead Way, Loughton, IG10 1LR

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

**Application No:** EPF/0563/23

**Officer:** Sukhvinder Dhadwar

**Location:** 75 High Beech Road, Loughton, IG10 4BN

**Proposal:** Certificate of lawful development for proposed single storey side extension and garage conversion into a habitable room.

**Application No:** EPF/0618/23

**Officer:** Alastair Prince

**Location:** 146 Roding Road, Loughton, IG10 3BS

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front roof lights in connection with a loft conversion.

**394.3 Others – provided for information only: EPF/0488/23, EPF/0608/23 and EPF/0609/23**

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

**PL395 Decisions**

**395.1 Decisions by Epping Forest District Council**

No decision notices had been received.

**PL396 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL397 Enforcement and Compliance**

**397.1** No reports had been received.

**Signed:** .....

**Date:** 17 April 2023