

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 12 June 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

**Councillors:** C Davies (in the Chair)  
P Abraham S Murphy K Rainbow  
G Wiskin C C Pond (as substitute for Cllr Riley)

**Also present:**

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

**PL434 Apologies for Absence**

Apologies for absence were received from Cllrs Kauffman and Riley. Cllr C C Pond had been nominated as substitute for Cllr Riley for this meeting.

**PL435 Declarations of Interest**

Cllr Abraham declared a non-pecuniary interest in agenda item 5 – Proposed 15.0m Phase 8 monopole and associated ancillary works at: Rectory Lane, Loughton, Debden Green, IG10 1PR, as a member of his family lives close by.

Cllr Pond declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Subcommittee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

The Committee declared a non-pecuniary interest in planning application, EPF/1030/23 – 29 The Crescent and Agenda item 8, Application for Variation of Licensing Conditions for The Standard, 126 High Road, IG10 4BE, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

**PL436 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 30 May 2023, amended from those circulated to read at Min no PL424:

“Apologies for absence were received from Cllrs Kauffman and Wiskin. Cllr Wixley had been nominated as substitute for Cllr Kauffman for this meeting. “

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

**PL437 Matters for Report**

**437.1 Notice of Appeal**

**437.1.1 EPF/2032/22 – 14 York Hill, Loughton, IG10 1RL. Proposal: Illuminated digital advert screen. (Appeal ref no: APP/J1535/Z/23/3322474 – Min no PL385.1)**

The Committee supported the refusal reason of Epping Forest District Council in respect of this application; and reiterated its previous comments which were:

*“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.”*

Members considered this proposal would set a most unwelcome precedent.

**PL438 Pre-Application Consultation Proposed 5G Telecommunications Installation for Cignal Infrastructure UK Limited**

**438.1 Proposed 15.0m Phase 8 monopole and associated ancillary works at: Rectory Lane, Loughton, Debden Green, IG10 1PR**

The Committee OBJECTED to this proposal, supporting the refusal reasons of Epping Forest District Council for a previous application in this regard, namely:

*“1 The proposal would be an incongruous addition that would be detrimental to the character and appearance of the surrounding area, contrary to Policy D5 of the Epping Forest District Adopted Local Plan 2011-2033 (2023), Policy U6 of the Adopted Local Plan and Alterations 2006 and the NPPF 2021.*

*2 The proposal would appear overbearing and out of character with the area in close proximity to neighbouring residents, and therefore would result in the loss of visual outlook, contrary to policies DM9 of the Epping Forest District Adopted Local Plan 2011-2033 (2023), DBE9 and U6 of the Adopted Local Plan and Alterations 2006 and the NPPF 2021”*

**PL439 Planning Applications**

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

**439.1 Application No: EPF/1030/23**

**Officer:** Mohinder Bagry

**Location:** 29 The Crescent, Loughton, IG10 4PY

**Proposal:** Single storey rear and side extension and two front rooflights

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment, by reason of its bulk and height. The proposed extension extended across the entirety of the dwelling which was considered excessive. The application would create a negative impact on neighbouring residents and would set an unwelcome precedent.

If, however, the local planning authority was minded to approve this application, the Committee requested that a condition for the extension to remain ancillary to the main dwelling be imposed.

**Application No:** EPF/1068/23

**Officer:** Sukhvinder Dhadwar

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

**Proposal:** Proposed Extension

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1071/23  
**Officer:** Loredana Ciavucco  
**Location:** 41 Traps Hill, Loughton, IG10 1SZ  
**Proposal:** Proposed 2 storey rear and side extensions

The Committee OBJECTED to this application on the grounds that it was overbearing by reason of the increased height, particularly taking into consideration the application property is located on a hill. The excessive glazing to the rear elevation would result in light pollution. The loss of the chimneys would be detrimental by reason of loss of character. The removal of far too many trees and hedges were proposed, therefore there would be no biodiversity gain from this application.

The application would create a detrimental effect to the appearance of Traps Hill.

Additionally, the proposed further bedroom in this application would further place extra stress on the EF 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/1085/23  
**Officer:** Alastair Prince  
**Location:** 32 Tycehurst Hill, Loughton, IG10 1BU  
**Proposal:** Variation to conditions 2 'Plan no's' on planning permission EPF/2152/21 (Part two storey and party single storey rear extension. First floor front extension and raising of side roof to match main ridge)

The Committee had NO OBJECTION to this application.

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

The Committee NOTED the following application:

**Application No:** EPF/1099/23  
**Officer:** Nathaniel Raimi  
**Location:** 5 Whitehills Road, Loughton, IG10 1TS  
**Proposal:** Certificate of lawful development for proposed Hip to Gable and dormer extension.

**439.3 Others – provided for information only: EPF/1136/23 and EPF/1162/23**

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

**PL440 Decisions**

**440.1 Decisions by Epping Forest District Council**

The decisions for May 2023 were NOTED.

**PL441 Licensing Applications**

**441.1 Notice of application for a variation of a premises licence under the Licensing Act 2003 in respect of The Standard, 126 High Road, Loughton, IG10 4BE**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance

The existing conditions were imposed in respect of this licence following this establishment's history, whereby all three above grounds were breached, resulting in some very serious consequences. The Committee had no desire to return to such circumstances and could see no reason to change the existing conditions, which would result particularly, in a detrimental impact on the amenity of neighbouring residents in both Forest Road and Smarts Lane, by reason of public nuisance.

Members also requested that Enforcement Officers be made aware that the terrace area was already being used as a roof garden, without the 'proposed' planning permission being sought by the applicant.

**PL442 Enforcement and Compliance**

**442.1** No reports had been received.

**442.2 Fence erected in housing green space, next to 2 Harvey Gardens, IG10 2AD.**

The Committee's attention had been brought to the above infraction. It was agreed that Epping Forest District Council's Enforcement Team would be advised of this.

If tenure of the said green space was proven to be the owner of the neighbouring property, members believed that a Change of Use should be applied for before the erection of any fencing was allowed on such land to prevent any precedent being set.

**442.3 Protection of Loughton's Conservation Areas.**

It was brought to the attention of the Committee that seemingly small changes were being made within the Conservation Areas of Loughton, namely Baldwins Hill, Staples Road and York Hill, from unauthorised changes made by householders and/or lack of enforcement, which when taken together had had an incremental deleterious change in the Conservation Areas.

The Committee invite Epping Forest District Council's Conservation Officers and Enforcement Team to be vigilant against these sorts of minor changes.

**Signed:** .....  
**Date:** 26 June 2023