

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 June 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: W Kauffman (in the Chair)
P Abraham S Murphy G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

8 Members of the public

Cllr Kauffman welcomed everyone and advised that he would be chairing this evening's meeting in the absence of Cllr Davies.

PL443 Apologies for Absence

Apologies for absence were received from Cllrs Davies, Rainbow, and Riley. The Planning Committee Clerk advised that no substitutes had been nominated for this meeting.

PL444 Declarations of Interest

The Committee declared a non-pecuniary interest in the following matters:

1. Agenda item 4.2 – re-consultation EPF/0377/23 – 5 Nafferton Rise; and
2. Planning applications: EPF/1147/23 – 1 Colebrook Path, EPF/1173/23 – 22 Hatfields, EPF/1203/23 – 10 Pump Hill; and EPF/1270/23 – Rectory Lane, listed under agenda item 6.3 “Others”,

owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL445 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 12 June 2023 were CONFIRMED as a correct record and signed by the Chairman.

The Committee agreed to bring forward agenda item 4.2, Re-consultation: EPF/0377/23 – 5 Nafferton Rise, and Planning Application EPF/1203/23 – 10 Pump Hill, following “Confirmation of Minutes”, as members of the public present at the meeting had an interest in these matters.

PL446 Matters for Report

446.1 Re-consultation

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

EPF/0377/23 – 5 Nafferton Rise, Loughton, IG10 1UB. Proposal: Part single-part two storey rear extension with Juliet Balcony, rear box dormer, front dormer, rear & front roof lights, single storey side extension, single storey front extension, and extended patio.

***AMENDED PLANS & DESCRIPTION* – Min no PL385.1**

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment, by reason of excessive scale and building to the boundary. The proposal was out of proportion and not in keeping with the existing design of this development, and it would lead to a terracing effect. The proposed roof lights would be out of character and the Juliet balcony would be intrusive on the amenity of the neighbours.

PL447 Planning Application

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

447.1 Application No: EPF/1203/23

Officer: Marie-Claire Tovey

Location: 10 Pump Hill, Loughton, IG10 1RU

Proposal: Retrospective planning application for the part re-levelling of the garden and installation of a retaining wall to enable the construction of an open air swimming pool.

The proposed works are being undertaken to facilitate the pool confirmed as permitted.

The Committee NOTED the contents of two letters of objection.

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

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application and deemed the information supplied with this proposal was misleading, noting that Buckler Survey and Engineering carried out a land survey on 22 June 2022 prior to land being altered but this survey did not appear on this application. It was included in the previous planning application, EPF/2826/22 which was withdrawn. No proper sections regarding the slope of the land had been provided.

The raising of the land by 2m to accommodate the pool has resulted in significant overlooking for the occupiers of 12-18 Pump Hill. This loss of privacy is a gross imposition.

PL448 Matters for Report

448.1 Notices of Appeal

448.1.1 EPF/0197/23 – 1 Campions, 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 (Appeal Reference No: APP/J1535/D/23/3322147) – Min no PL365.1

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

448.1.2 EPF/0695/23 – 35 Barfields, Loughton, IG10 3JH. Proposal: Single storey ground floor front and rear extension. two storey side and part first floor rear extension. (Appeal Reference No: APP/J1535/D/23/3322785) – Min No PL411.1

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

448.2 Protection of the Historic Environment – Heritage Assets: Demolition of 32 Alderton Hill, IG10 3JB

In the absence of the Chairman, Cllr Davies, and Cllrs Rainbow and Riley, members AGREED to defer this item to the next meeting, to enable consideration of this issue by the full Committee.

Cllr Murphy declared a non-pecuniary interest in the following item, as she knows the applicant for this site, she would therefore not comment on this matter.

448.3 Appeal Hearing – 3312511 – 16 Station Road, LOUGHTON – Daylight Report.

The Planning Committee Clerk advised the Committee that notification had been received from Epping Forest District Council that a Daylight Report had been submitted by the applicant and accepted by the Planning Inspector. Comments on this report *only* were invited by the Planning Inspector by 30 June 2023.

The Committee had NO OBJECTION to this report.

448.4 Panel Invite: Licensing Application (variation) – The Standard, 126 High Road, Loughton, IG10 4BE – Min no PL441.1.

The Planning Committee Clerk advised the Committee that following its objection to the above, an invitation to attend a Panel Hearing on 11 July 2023 had been received from Epping Forest District Council to determine this application.

Having no further comments to add to its previous objection, members declined the invitation to attend the Determination Hearing for this licensing variation application.

PL449 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.28) Order 2023

The Committee NOTED the information received from Essex County Council regarding the above order.

PL450 Planning Applications

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

450.1 Application No: EPF/1067/23

Officer: Kelly Sweeney

Location: 2 Longfield, Loughton, IG10 4EE

Proposal: Part single and part two storey extension to the front and to the rear, alterations to roof with rear dormer extension and internal alterations.

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 was unattractive and out of keeping.

Application No: EPF/1070/23

Officer: Nathaniel Raimi

Location: 42 High Beech Road, Loughton, IG10 4BL

Proposal: First floor side and rear extension involving changes to the roof and installation of PV panels to the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1130/23

Officer: Caroline Brown

Location: 3 Avenue Gate, Loughton, IG10 4QN

Proposal: Demolition of rear conservatory and erection of single storey rear extension

The Committee had NO OBJECTION to this application.

Application No: EPF/1147/23

Officer: Mohinder Bagry

Location: 1 Colebrook Path, Loughton, IG10 2HW

Proposal: First floor side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1173/23

Officer: Kelly Sweeney

Location: 22 Hatfields, Loughton, IG10 1TJ

Proposal: Proposed conversion of front garden to driveway with dropped kerb.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that No 22 is located on a bend, making it dangerous if you were reversing off the drive onto the public highway. The proposed new crossover, whilst enabling up to three parking spaces at No 22 would, by reason of its width, reduce the opportunity for others to park in this part of Hatfields.

Application No: EPF/1224/23

Officer: Muhammad Rahman

Location: 2 Richmond Park, Loughton, IG10 4PQ

Proposal: Resubmission of approved application ref: EPF/1124/19 for the refurbishment and ground floor extension to house including loft conversion and two rear dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/1240/23

Officer: Robin Hellier

Location: 33 Wellfields, Loughton, IG10 1PA

Proposal: TPO/EPF/26/01

T1: Oak - Lateral crown reduction, as specified. Tidy stubs from previous work, 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.

Application No: EPF/1255/23

Officer: Sukhvinder Dhadwar

Location: Loughton Clinic, Doctors Surgery, 115 High Road, Loughton, IG10 4JA

Proposal: Change of use of private medical clinic to 1 bedroom flat with associated garden and parking

The Committee had NO OBJECTION to this application.

Application No: EPF/1256/23

Officer: Kelly Sweeney

Location: The Broadway, Burton Road, Loughton, IG10 3FR

Proposal: InstaVolt are proposing to install two rapid electric vehicle charging stations within the car park of The Broadway. Three existing parking spaces will become EV charging bays, along with associated equipment. One of the two EV charging bays will be fully accessible, allowing for unrestricted access to one EV charger with 1.2m access on 3 sides of the parking bay.

The Committee had NO OBJECTION to this application.

If the local planning authority was minded to approve this application, the Committee requested that a condition be imposed for the charging stations to be properly monitored and maintained to ensure they were available for public use at all times.

450.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1072/23

Officer: Alastair Prince

Location: 67 Baldwins Hill, Loughton, IG10 1SN

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

Application No: EPF/1084/23

Officer: Nathaniel Raimi

Location: 27 Broadstrood, Loughton, IG10 2SB

Proposal: Certificate of Lawful Development for proposed x 3 outbuildings.

Application No: EPF/1158/23

Officer: Muhammad Rahman

Location: 51 Algiers Road, Loughton, IG10 4NF

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

Application No: EPF/1172/23

Officer: Kelly Sweeney

Location: 22 Hatfields, Loughton, IG10 1TJ

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/1179/23

Officer: Sukhvinder Dhadwar

Location: 5 Colson Path, Loughton, IG10 3QZ

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and roof light windows to front.

Application No: EPF/1221/23

Officer: Mohinder Bagry

Location: 25 Broadstrood, Loughton, IG10 2SB

Proposal: Certificate of Lawful Development for proposed new render, roof alterations including porch, installation of solar panels and changes to fenestration.

Application No: EPF/1271/23

Officer: Muhammad Rahman

Location: 35 Algiers Road, Loughton, IG10 4NG

Proposal: Certificate of Lawful Development for proposed outbuilding.

450.3 Others – provided for information only: EPF/0914/23, EPF/1155/23, EPF/1233/23, and EPF/1270/23

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

PL451 Decisions

451.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL452 Licensing Applications

452.1 Application for Pavement Licence – DIM T, 275-277 High Road, IG10 1AH

The Committee RATIFIED the comments submitted, under powers of delegated authority, in order to meet the statutory deadline, to Epping Forest District Council's Licensing Officer in respect of the above Pavement Licence application, which were:

"The Committee OBJECTED to this application on the grounds of:

3. The prevention of public nuisance

This is a residential area with flats above the restaurant, the proposed finishing time of 23:30 is too late and would result in a detrimental effect on the amenity of those residents from noise and air pollution (caused by smoking).

*The pavement outside this establishment is not wide enough to facilitate *4 tables and 8 chairs. The pavement width dimension is correct but there is a parking restriction notice pole near the kerb, at the southern end of the frontage and therefore the pathway would be restricted at this point.*

If the Council is minded to approve the licence, members requested that no more than 3 tables should be allowed to avoid the pole and strict adherence to 2 facing chairs, so as not to impinge on the pavement area. No outside seating should be allowed beyond 21:00 to protect the amenity of the residents in the flats above this establishment.

**The Committee would like to bring to the Licensing Authority's attention that the licensing application displayed on the EFDC website states 2 tables and 8 chairs, whereas the plans show 4 tables and 8 chairs."*

PL453 Enforcement and Compliance

453.1 Enforcement Report – Fence erected in housing green space, next to 2 Harvey Gardens, IG10 2AD – Min no PL442.2.

The Committee NOTED the following information received from Epping Forest District Council Enforcement Team in response to the above report:

“Your enforcement complaint reference FS-Case-524449510 isnt [sic] valid because: The owners of No2 do own this land. The erection of fence of up to 1m in height does not require planning permission, it is permitted development. The fence does not result in a change of use of the land. If they do incorporate it into their garden this would require permission. At present there is no breach.”

Signed:

Date: 10 July 2023