

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10 July 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

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

Also present: D Wixley

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the Public

The Chairman welcomed those present to the meeting. The Committee AGREED to bring forward planning application EPF/0726/23 – Garage Site Burney Drive, after agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in this application.

PL454 Apologies for Absence

No apologies for absence had been received for this meeting.

PL455 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0646/23 – Garage site Castell Road; EPF/0726/23 – Garage Site Burney Drive, EPF/1364/23 – Corner Garth, Nursery Road; EPF/1367/23 – 15 Leaden Close, and EPF/1398/23 – 13 Stanmore Way; owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Davies declared a non-pecuniary interest in planning application EPF/0726/23 – Garage Site Burney Drive, as she lives within walking distance of this site and had alerted neighbouring residents to this proposal, most of whom had not received written notification from the local planning authority.

Cllr Wixley 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.

He also declared a non-pecuniary interest in planning applications: EPF/0646/23 – Garage Site Castell Road, and EPF/0726/23 – Garage Site Burney Drive, proposed developments by Epping Forest District Council upon which he had been consulted in his role as District Ward Councillor for Fairmead. He confirmed that as he was not a member of the Planning Committee he could not participate in any voting during this meeting.

PL456 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 26 June 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL457 Planning Applications

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

457.1 Application No: EPF/0726/23

Officer: Muhammad Rahman

Location: Garage site Burney Drive, Loughton, IG10 2DU

Proposal: Demolition of existing garages and the addition of two new build flats (2 storey); 2 1B2P, designed to achieve Passivhaus standards, with new 3 no. parking spaces, standalone bin stores to the front of the property and private standalone cycle stores.

The Chairman informed the members of the public present with an interest in this application who had not received notification from the local planning authority, Epping Forest District Council, that they would not be able to participate in these proceedings, only observe, having not registered to speak at this meeting. They were however advised to submit written objections to the local planning authority.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the site was very closely surrounded by other dwellings. The proposed development would be out of scale and proportion to the surrounding houses and out of character with the area.

The proposed building would be too close to its neighbours, in particular those at 8 Colebrook Gardens. The occupiers of the development would also look into surrounding gardens and windows to the detriment of the privacy of those occupants, negatively impacting neighbours in Colebrook Gardens, Burney Drive and Goldingham Avenue, as well as negatively affecting their outlook.

There was a garage to the rear of Colebrook Gardens that backed onto the development site which was the sole access for the garage. No mention of this was in the planning application. The Committee noted and objected to the development because, as well as being overbearing, visually blocking and negatively impacting their outlook and amenity, No 9 Colebrook Gardens would also be losing access to their garage and an established right of way. Members also understood that the existing garages on this site were mainly in use, the loss of these garages would put added pressure on parking in Colebrook Gardens.

The proposed refuse strategy was considered flawed. The collection point was on a very narrow access. Cars would not be able to pass when bins were placed on the collection point without putting them on the private forecourt of No 7 Burney Drive.

Overall, this proposal was considered an unacceptable form of backland development. Members believed the site was not suitable to accommodate two storey flats, it might however be possible to accommodate single storey dwellings.

PL458 Matters for Report

458.1 Notices of Appeal

**458.1.1 EPF/2650/22 – 77 Grosvenor Drive, Loughton, IG10 2LA.
Proposal: Part 1 Single storey side extension (Appeal
Reference No: APP/J1535/D/23/3319476) – Min no PL329.1**

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

**458.1.2 EPF/2583/22 – 43A Upper Park, Loughton, IG10 4EQ.
Proposal: First floor extension replacing dormer roof
rooms plus a two storey front extension. (Appeal Reference
No: APP/J1535/D/23/3319600) – Min No PL321.1**

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

458.2 Protection of the Historic Environment – Heritage Assets: Demolition of 32 Alderton Hill, IG10 3JB – Min no PL448.2

This item had been listed for consideration by the Planning and Licensing Committee, following the recent loss of yet another historic building in Loughton, to discuss how character buildings outside Conservation Areas could be identified and protected by the local planning authority, Epping Forest District Council (EFDC).

Members acknowledged that Cllr Chris Pond had worked tirelessly in the past to get such buildings local listed status from the District Council.

The Committee suggested the following proposals be looked into in this regard:

1. Instruct an external consultant to carry out a study/report. However, the estimated cost for this would be in the region of £10/15k and with current financial stipulations was therefore considered an unlikely option.
2. Organise a competition, to be included in the Council newsletter, Think Loughton, and on its social media site, for residents to nominate suitable historic houses/buildings to seek local listed status for their protection. This would also identify resident interest and support for the project.
3. Open dialogue with neighbouring Parish Councils to see if they have similar issues that they would like to address and collaborate in such a scheme.

458.3 Licensing Applications

458.3.1 Licensing Application (variation) – The Standard, 126 High Road, IG10 4BE – Min no PL441.1

The Planning & Licensing Committee Clerk advised members of further information provided by the applicant in relation to this variation. The Committee had been asked, by the local authority licensing officer, at Epping Forest District Council, if it wished to withdraw its objection to this application, following receipt of this.

The Committee, having considered the additional information, maintained its original OBJECTION to this application.

458.3.2 Application for Pavement Licence – DIM T, 275-277 High Road, IG10 1AH – Min no PL452.1

The Planning & Licensing Committee Clerk informed the Committee that the local authority licensing officer at Epping Forest District Council had advised that the above licence had been approved, but with reduced hours:

ADDRESS: DIM T
275-277 High Road
Loughton
IG10 1AH

PERMITTED USE OF LICENCED AREA:

Four (4) Tables and Eight (8) Chairs
for the consumption of food and/or drink by other people

DAYS & TIMES: Sunday to Thursday 10:30 – 21:00

Friday to Saturday 10:30 – 22:00

This licence is valid from 28th June 2023 to 30th September 2023 and no right to its renewal by the Council can be assumed or is implied.

The Committee NOTED this information.

PL459 Pre-Application Consultation Proposed 5G Telecommunications Installation for Signal Infrastructure UK Limited

459.1 Proposed 15.0m Phase 8 monopole and associated ancillary works at: Chigwell Lane, Loughton, IG10 3TP

The Committee had NO OBJECTION to this proposal.

PL460 Planning Applications

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

460.1 Application No: EPF/0646/23

Officer: Nathaniel Raimi

Location: Garage site Castell Road, Loughton, IG10 2LT

Proposal: Demolition of existing garages and the addition of four new build flats; 2 1B2P & 2 2B4P (2 storey), designed to achieve Passivhaus standards, with new 8 no. parking spaces, standalone bin stores to the front of the property, private standalone cycle store.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an unacceptable form of backland development.

The site was very closely surrounded by other dwellings. The proposed building would be too close to its neighbours, in particular the first floor terrace would overlook the garden of 6 Chester Green to the detriment of its occupants' privacy.

The refuse strategy was considered flawed with the collection point being located on a very narrow access. Cars would not be able to pass when bins were placed on the collection point and the safety of pedestrians using this narrow access would also be compromised.

Members expressed concern that there was no fire vehicle access for this site.

The Committee believed the site was not suitable to accommodate two storey flats, it might however be possible to accommodate single storey dwellings.

Application No: EPF/1273/23

Officer: Mohinder Bagry

Location: 31 Oscoda, Broadstrod, Loughton, IG10 2SB

Proposal: Conversion of the garage into a habitable room, new front window and first-floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1281/23

Officer: Kelly Sweeney

Location: 32, Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Rear extension with pitched roof and 2 rooflights. 2 additional frosted windows to side elevation.

The Committee had NO OBJECTION to this application.

Application No: EPF/1291/23

Officer: Nathaniel Raimi

Location: 18 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Rear first floor extension, demolition of existing rear conservatory and erection of a new single storey rear extension with rooflight, change of roof from pitched to small crown, replacement of all windows and new front porch with gable detail.

The Committee OBJECTED to this application stating it was an overdevelopment, being over 50% larger than that of the original dwelling.

The rear first floor extension would result in a negative impact on the neighbours at no.5 Boleyn Close.

Application No: EPF/1293/23

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Proposed replacement of existing dwelling with a new family dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment by reason of its excessive height resulting in losing the step of the road. The design was considered most inappropriate.

Further, the proposed increase in bedroom numbers 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/1317/23

Officer: Mohinder Bagry

Location: 6, Tewkesbury Close, Loughton, IG10 3NT

Proposal: Erection of garden office

The Committee OBJECTED to this application stating that there should be no building on this area of land at all. The proposed summerhouse should be moved to within the boundary of the property rather than on this open space beside the dwelling. Members considered the proposal appeared to be a separate dwelling.

The Committee also questioned why the removed TPO'd tree had not been replaced with a suitable alternative and suggested the Tree & Landscaping Officer's attention should be drawn to this.

Application No: EPF/1347/23

Officer: Mohinder Bagry

Location: 32, Willingale Road, Loughton, IG10 2DB

Proposal: Modified and extended porch and single storey side extension.

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this proposal, that the following conditions be imposed:

- i. the existing green hedge to remain
- ii. materials should match existing – i.e., brick only, as the proposed render would be out of keeping with the area.

Application No: EPF/1364/23

Officer: Kelly Sweeney

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of a letter of objection.

A vote was held regarding this application:
four members objected to the proposal and three members had no objection.

The Committee OBJECTED to this application on the basis of the proposed building coming forward onto High View Close. Being a double-fronted property, it should not project forward any further than it currently does onto either road. As such it would be an overdevelopment of the plot and harmful to the townscape of Nursery Road and High View Close.

The proposal by reason of the excessive expanse of glass to the rear would significantly increase light pollution, damaging the nearby forest.

Application No: EPF/1367/23

Officer: Caroline Brown

Location: 15, Leaden Close, Loughton, IG10 3FF

Proposal: Loft conversion with rear dormer extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the extra bulk on the roof by reason of its proximity would result in an unacceptable increased

sense of enclosure to the dwellings that back onto the side of the house, believed to be nos.11 and 13 Leaden Close.

Application No: EPF/1399/23

Officer: Muhammad Rahman

Location: 39, Albion Hill, Loughton, IG10 4RD

Proposal: Application for landscaping scheme including outdoor swimming pool, decking, and grass terraces, in pursuant with approved application EPF/0277/20.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application and the applicant's complete disregard for the planning approval conditions imposed under EPF/0277/20 to protect the amenity of the occupants of neighbouring properties.

The Committee OBJECTED to this application on the grounds that the pool was located too close to neighbouring properties affecting their amenity causing noise pollution; it had also resulted in an overdevelopment of the site. Members believed Enforcement action should be taken for the removal of the pool.

The Committee expressed concern that any proposed levelling of the site of this property should not be to the detriment of any neighbouring properties, resulting in either overlooking or flood risk.

Application No: EPF/1281/23

Officer: Kelly Sweeney

Location: 32, Kenilworth Gardens, Loughton, IG10 3AF

Proposal: Rear extension with pitched roof and 2 rooflights. 2 additional frosted windows to side elevation.

The Planning & Licensing Committee Clerk confirmed that this application had been erroneously duplicated on the agenda. The Committee's comments for this application can be found at the top of page 5 of these minutes.

460.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1337/23

Officer: Alastair Prince

Location: 60 Southern Drive, Loughton, IG10 3BX

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

Application No: EPF/1344/23

Officer: Mohinder Bagry

Location: 32 Willingale Road, Loughton, IG10 2DB

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

Application No: EPF/1394/23

Officer: Mohinder Bagry

Location: 64, Roding Road, Loughton, IG10 3EF

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/1402/23

Officer: Nathaniel Raimi

Location: 130, Church Hill, Loughton, IG10 1LH

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

Application No: EPF/1405/23

Officer: Caroline Brown

Location: 45, Audley Gardens, Loughton, IG10 2EN

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

Application No: EPF/1423/23

Officer: Alastair Prince

Location: 67, Baldwins Hill, Loughton, IG10 1SN

Proposal: Certificate of lawful development for proposed porch.

460.3 Others – provided for information only: EPF/1227/23, EPF/1321/23 and EPF/1404/23

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

PL461 Decisions

461.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL462 Licensing Applications

No licensing applications had come to the attention of officers.

PL463 Enforcement and Compliance

463.1 No reports had been received.

Signed:

Date: 24 July 2023