

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 24 July 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

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

**Also present:**

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

1 Member of the Public (from min no. PL468)

**PL464 Apologies for Absence**

No apologies for absence had been received for this meeting.

**PL465 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning application, EPF/1464/23 – 38 Church Hill, and agenda item 7.1.1, Street Trading Consent – next to bollards outside 222 & 224, High Road, Loughton, IG10 1ET, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Riley declared a non-pecuniary interest in planning applications EPF/1504/23 and EPF/1507/23 for 18 Albion Park, as he lives nearby.

**PL466 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 10 July 2023, amended from those circulated to read:

- i. at Min No PL455, Declarations of interest, fourth paragraph:

“He confirmed that as he was not a member of the Planning Committee he could not participate in any voting during this meeting.”,  
and

- ii. at Min No PL457.1 paragraph 5, at line 3, amended to include the additional sentence:

“... 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 ...”

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

**PL467 Matters for Report**

**467.1 Licensing Panel Hearing: Licensing Act 2003: Application to Vary the Premises Licence in respect of The Standard, 126 High Road, Loughton, IG10 4BE**

The Committee NOTED the information received from Epping Forest District Council. The Chairman confirmed that she would check her availability for the new hearing date and advise if she was able to attend to comment further on this application.

**467.2 Article for Think Loughton: Drawing attention of planning and licensing applications to neighbours – Min no PL431.1 and PL433.2**

The Planning and Licensing Committee Clerk advised members that following a request from the Committee, a short article would be included in the autumn edition of Think Loughton, the Town Council's newsletter, inviting residents to comment on planning and licensing applications that would affect their amenity, and where information to be considered by the Planning and Licensing Committee could be found on its website: [Planning & Licensing - Loughton Town Council \(loughton-tc.gov.uk\)](http://loughton-tc.gov.uk) along with the Councils Noticeboards sited around the Town.

The Committee NOTED this information, with a view to appraising this situation at a later date.

Upon the arrival of a member of the public at the meeting, the Committee AGREED to bring forward agenda item 7.1.1 as he had an interest in this application.

**PL468 Licensing Applications**

**468.1 Street Trading Application**

**468.1.1 Application for Street Trading Consent - next to bollards outside 222 & 224, High Road, Loughton, IG10 1ET**

The Committee NOTED the contents of a letter in respect of this application.

The Committee had NO OBJECTION to this application for a fruit and vegetable stall.

However, members supported the suggestion of the LRAPG that *"the license is granted temporarily for a year so that its impact can be assessed after this period. It is difficult at this stage to gauge how much congestion would be caused and how much litter generated"*.

The member of the public left the meeting.

**PL469 Planning Applications**

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

**469.1 Application No: EPF/1395/23**

**Officer:** Mohinder Bagry

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

**Proposal:** Ground Floor full width rear extension and a First Floor part width rear extension.

The Committee OBJECTED to this application on the grounds that it was overbearing, excessive in depth and would be an overdevelopment of the site, particularly if this proposal was approved by the local planning authority in association with planning application, EPF/1394/23 – Certificate

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

Members believed the extension should not step beyond the boundary/ footprint of the neighbour's extension.

**Application No:** EPF/1429/23

**Officer:** Kie Farrell

**Location:** 47 Hillcrest Road, Loughton, IG10 4QH

**Proposal:** Replacement dwelling.

Members held a vote on this application:

Four members OBJECTED to this application and three members had NO OBJECTION.

The Committee OBJECTED to this application on the grounds that it was overbearing creating a negative impact on the neighbour's amenity. The proposal was out of keeping resulting in a negative impact on the street scene. The excessive glazing to the front and rear of the property would create light pollution. There would be no biodiversity gain from this application.

Members NOTED that they had previously submitted a strong objection to a Tree Application, EPF/2453/22, to fell a TPO'd Oak at this site, which had subsequently been approved by the local planning authority, with the following stipulation:

*A replacement Beech tree at 16-18cm stem diameter at 1 metre above ground level, in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place.*

*Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree or trees is maintained by the provision of adequate replacement, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF, and Policy LL11 of the adopted Local Plan and Alterations 1998 & 2006.*

With no replacement tree having been planted, the Committee requested that this matter be brought to the attention of the Tree Officer, and that no planning application be considered until this condition had been complied with.

**Application No:** EPF/1440/23

**Officer:** Muhammad Rahman

**Location:** 48 Valley Hill, Loughton, IG10 3AL

**Proposal:** First floor side extension, demolition of existing single storey element with existing conservatory and construction of part single part double storey rear extension with relocation of existing side entrance door.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1441/23

**Officer:** Alastair Prince

**Location:** 7 Appleton Road, Loughton, IG10 2HH

**Proposal:** Porch to front elevation. Single storey extension to side and rear.

The Committee had NO OBJECTION to this application.

As the two following planning applications, EPF/1442/23 and EPF/1477/23, were for the same property, the Committee AGREED to consider these matters together.

**Application No:** EPF/1442/23

**Officer:** Mohinder Bagry

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

**Proposal:** Ground floor part infill of existing unused undercroft area to a form boiler room and bicycle store.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1477/23

**Officer:** Mohinder Bagry

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

**Proposal:** Proposed addition of a new pitched roof and gable with a rear facing dormer window, replacing an existing side flat roof. Space created to be used as a small study.

The Committee OBJECTED to this application stating this proposal did not address the previous issues highlighted in Planning Application EPF/0561/23. The proposal would create a terracing effect and would negatively impact the amenity of the neighbours at no.14.

**Application No:** EPF/1454/23

**Officer:** Muhammad Rahman

**Location:** 41 Wellfields, Loughton, IG10 1PA

**Proposal:** Two storey side and rear extension to form annexe and loft conversion.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. It was overbearing and the excessive glazing to the rear of the property, along with the balconies all the way across, would create a negative impact on the outlook of the neighbours, and result in light pollution. The proposal would set an unwelcome precedent in the area.

Members noted that the drawings stated the proposal would increase the number of bedrooms from four to five, whereas there were in fact six bedrooms shown on the drawings. 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.

The Committee considered that the applicant was creating two separate dwellings, noting that the drawings showed two kitchens and two lounges on both the ground and first floors, with the configuration of the property facilitating two separate homes.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed that the extension/annexe remain ancillary to the main dwelling.

**Application No:** EPF/1464/23

**Officer:** Sukhvinder Dhadwar

**Location:** 38 Church Hill, Loughton, IG10 1LA

**Proposal:** Retention of Estate Agency on ground floor as existing and part change of use of basement to online pharmacy with separate side entrance.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the comments of the LRAPG, namely:

*“The basement online pharmacy would share an entrance to a flat and would compromise the security of the occupier. It is unacceptable to have a shared entrance with a residence. There was insufficient information regarding deliveries: numbers and frequency. There is nowhere for delivery vehicles to park either. Notwithstanding this, the operation of the pharmacy would compromise the amenity of the neighbour at 40 Church Hill and an entrance to flats has to be passed to access the pharmacy. We also consider the pharmacy is too small and would not be viable.*

*Should you decide to grant permission we ask you condition any consent to control the hours of operation and to prevent customers visiting the premises on amenity grounds. We also suggest you add an informative reminding the applicant of the need to obtain consent for any signage which may not necessarily get consent.”*

Members further noted that there were two accesses into the basement one of which was a means of escape / a fire exit, which would be impacted by this proposal.

**Application No:** EPF/1504/23

**Officer:** Robin Hellier

**Location:** 18 Albion Park, Loughton, IG10 4RB

**Proposal:** TPO/EPF/33/88

T2: Lawsons Cypress - Fell and replace, 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.

Members NOTED that no replacement tree had been stipulated in the application as is required.

Members requested that the Tree Officer should visit the site to verify the information provided in both planning applications EPF/1504/23 and EPF/1507/23 and draw the attention of the Planning Officer to the

conditions outlined in Planning Application EPF/2832/16, regarding the redevelopment of this site in particular to the landscaping and trees.

**Application No:** EPF/1507/23

**Officer:** Robin Hellier

**Location:** 18 Albion Park, Loughton, IG10 4RB

**Proposal:** TPO/EPF/02/89

T1: Horse Chestnut - Crown lift to up to 4m from ground level, 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.

Members requested that the Tree Officer should visit the site to verify the information provided in both planning applications EPF/1504/23 and EPF/1507/23 and draw the attention of the Planning Officer to the conditions outlined in Planning Application EPF/2832/16, regarding the redevelopment of this site in particular to the landscaping and trees.

**Application No:** EPF/1510/23

**Officer:** Kelly Sweeney

**Location:** 95 The Lindens, Loughton, IG10 3HT

**Proposal:** Proposed loft conversion with rear dormer, floor plan redesign and all associated works at 95 Linden, IG10 3HT

The Committee OBJECTED to this application on the grounds that it would set an unwelcome precedent, noting that no other properties on this development had such extensions. The proposal was incongruous – a weird shape and would be out of character.

Also, the proposed increase of two further bedrooms 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/1514/23

**Officer:** Muhammad Rahman

**Location:** 199 and 201 Smarts Lane, Loughton, IG10 4BW

**Proposal:** Construction of ground and first floor extension to both properties, installation of steel veranda to rear of 201 (Revised application to EPF/2756/22 and EPF/2758/22).

The Committee had NO OBJECTION to this application. However, members requested that should the local planning authority be minded to approve this application that a condition be imposed for materials to match the original, in order to maintain the character and appearance of these dwellings.

**Application No:** EPF/1577/23

**Officer:** Robin Hellier

**Location:** 1 Wallers Hoppet, Loughton, IG10 1SP

**Proposal:** TPO/EPF/08/91

T1: Hornbeam - Crown reduce height by up to 2.5m, as specified and spread by up to 3m, 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.

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

The Committee NOTED the following applications:

**Application No:** EPF/1247/23

**Officer:** Mohinder Bagry

**Location:** 107 Roding Road, Loughton, IG10 3EJ

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

**Application No:** EPF/1488/23

**Officer:** Nathaniel Raimi

**Location:** 15 Southern Drive, Loughton, IG10 3BU

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

**Application No:** EPF/1541/23

**Officer:** Caroline Brown

**Location:** 65 Colson Road, Loughton, IG10 3RL

**Proposal:** Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and roof light windows to the front.

**469.3 Others – provided for information only:** EPF/1475/23, EPF/1497/23, EPF/1545/23 and EPF/1559/23

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

**PL470 Decisions**

**470.1 Decisions by Epping Forest District Council**

The decisions for June 2023 were NOTED.

**PL471 Enforcement and Compliance**

**471.1** No reports had been received.

**Signed:** .....

**Date:** 7 August 2023