

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 7 August 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  
J Riley G Wiskin

**Also present:**

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

5 Members of the Public

The Committee AGREED to bring forward in the agenda the following planning applications: EPF/1506/23 – Land and garages, Whitehills Road; and EPF/1547/23 – 69 Church Hill, after agenda item 3, Confirmation of Minutes, as members of the public present at the meeting had an interest in these items.

**PL472 Apologies for Absence**

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

**PL473 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/0979/23 – 16 Stanmore Way, and EPF/1667/23 – 87 Grosvenor Drive, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/1506/23 – Land and garages, Whitehills Road, as the speaker for this item was known to him.

**PL474 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 24 July 2023 were CONFIRMED as a correct record and signed by the Chairman.

**PL475 Planning Applications**

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

**475.1 Application No: EPF/1506/23**

**Officer:** Ian Ansell

**Location:** Land and garages, Whitehills Road, Loughton, IG10 1TS

**Proposal:** Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages

The Committee NOTED the contents of three letters of objection.

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

The Committee OBJECTED to this application, believing nothing had changed from the previous planning application for this site, EPF/2503/22.

The Committee reiterated its previous comments – Min no PL353.1, which were:

*“The Committee OBJECTED to this application stating the proposal was creating an industrial site. Members considered the height of the garages and surrounding wall to be excessive and out of keeping. This would have a negative impact on the amenity of the residents in neighbouring properties that border the site. Particularly 1 Elmores and those in Church Lane that backed directly on to the site.*

*Members also expressed concern for the established disabled access rights for the resident living behind at no 70 Church Lane.”*

The Committee was now aware that residents at no 72 Church Lane also had established access rights via this site, which would be removed as a result this proposal, which was unacceptable.

Members noted that the applicant had stated that the height of the previous garages at this site could not be confirmed following their demolition. However, the garages had been London County Council standard built garages, many of which are still in situ in other parts of Loughton, particularly in the Debden area, all of which are 2.5m in height. The demolished garages can be viewed on Google maps in their historical form confirming this.

The proposal suggested an industrial/commercial use for the garages, which would require a change of use application. Members considered such use in this location would have an unacceptable negative impact on the amenity of neighbouring residents.

The Committee considered the details provided on the application form to be inaccurate and should therefore be re-submitted with correct information before the proposal can be properly considered.

Members also expressed concern that the application could negatively impact the neighbouring Oak View School, and that due to the current summer holidays, the school may not have had an opportunity to comment on this proposal.

The committee were also concerned that the applicant had removed the rear boundary walls of a number of neighbouring Church Lane properties, that backed onto the site. The applicant had as well, erected scaffolding and a fence on the neighbouring land, that encroached onto the neighbour’s property and blocked their access gates.

**Application No:** EPF/1547/23

**Officer:** Sukhvinder Dhadwar

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

**Proposal:** Proposed Extension.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that it was incongruous and would be an overdevelopment of the site.

Members noted that there had been several separate applications submitted for this site and considered this an unacceptable proposal of

“creep” to fill the site, resulting in a negative impact on the amenity of neighbours.

**PL476 Matters for Report**

**476.1 Notice of Appeal**

**476.1.1 EPF/0599/23 – 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. (Appeal ref no: APP/J1535/D/23/3324103) – Min no PL394.1**

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

**476.2 Licensing Panel Decision – The Standard, 126 High Road, IG10 3BE – Min no PL441.1**

The Planning Committee Clerk informed the Committee that the following information had been received from Epping Forest District Council:

“Further to the hearing of the Councils Licensing Sub-Committee on 1<sup>st</sup> August 2023 to determine the above application.

I write to advise you that the decision of the Licensing Sub-Committee was to grant the application to vary the premises licence in respect of The Standard, 126 High Road, Loughton IG10 3BE.

The application was granted as set out in the application, but subject to the following amendment:

**Last orders on the roof terrace are to be made by 9pm and the area is to close by 10pm.”**

The Committee NOTED this information, and said it awaited the full planning application for the roof terrace at this site.

**PL477 Planning Applications**

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

**477.1 Application No: EPF/0843/23**

**Officer:** Marie-Claire Tovey

**Location:** 8 Trevelyan Gardens, Goldings Hill, Loughton, Essex, IG10 2FB

**Proposal:** Extension to the side and rear of the property at the basement, ground, and first floor, continuing the existing language of the dwellinghouse.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The extension should not encroach on the boundary. The excessive amount of glass would create too much light pollution, which would be particularly detrimental due to the close proximity of this site to the Forest. This proposal would also create a negative impact on the neighbour’s amenity.

Also, the proposed two further bedrooms 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/0979/23

**Officer:** Marie-Claire Tovey

**Location:** 16 Stanmore Way, Loughton, IG10 2SA

**Proposal:** Demolition of existing detached dwelling house, and replacement with a two storey detached dwelling house with part basement and rooms in the roofspace. New landscape works to the front and rear. New railings and gate along the street frontage. Front and rear landscape works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal was overbearing, it was bulky and the raising of the ridge height was too high. The application was too close to the boundary, it was out of keeping and would result in a detrimental impact on the street scene.

Also, the proposed new dwelling 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.

In addition, the Committee supported the comments of the LRAPG, regarding this application, which were

*“We object to this application.*

*It is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable.*

*Historic England’s Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO2) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO2 emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO2. This proposed development will be significantly higher than that.*

*No reason has been given to justify the loss of the existing dwelling and the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.*

*The additional vehicular movements to remove the entire existing building and replace it with a brand new one will also impact on the EPSAC.*

*The recent Marks and Spencer decision at Oxford Street, W1 shows you do not need a current planning policy to resist the loss of embedded carbon now.*

*In addition, we object to the railings and gates which would be wholly out-of-character with this part of Stanmore Way. All the surrounding houses have low walls and no gates”.*

**Application No:** EPF/1308/23

**Officer:** Kelly Sweeney

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

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

The Committee OBJECTED to this application stating this proposal, by building onto the boundary, would create a terracing effect and would negatively impact the amenity of the neighbours.

**Application No:** EPF/1472/23

**Officer:** Robin Hellier

**Location:** 6 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** TPO/CHI/02/70/A1

T1: Poplar - Reduce lateral branches, on one overhanging branch @ 5m, by up to 2m 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/1491/23

**Officer:** Muhammad Rahman

**Location:** 1 Rookwood Gardens, Loughton, IG10 2DQ

**Proposal:** Erection of first floor side extension, single storey rear extension and loft conversion with rear dormer including three roof lights at front roof.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The proposal was overbearing and would create a negative impact on the street scene. The excessive glazing in this proposal would create light pollution

The proposal was building to the boundary resulting in a detrimental effect on the neighbours. The extension should be subservient to the main dwelling. It should be stepped back on the right and be more in-keeping with the neighbours.

**Application No:** EPF/1499/23

**Officer:** Sukhvinder Dhadwar

**Location:** East 15 Acting School, Loughton Campus, Rectory Lane, Loughton, IG10 3RY

**Proposal:** Erection of security hut and relocation/replacement of two storage huts.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1500/23

**Officer:** Kie Farrell

**Location:** Skyhaven, 87 Oakwood Hill, Loughton, IG10 3EP

**Proposal:** Proposed part one, part two storey rear extension, floor plan redesign and all associated works.

The Committee OBJECTED to this application. The proposed balcony, floor to ceiling window, in the first floor rear bedroom was out of keeping and would have a negative impact on the amenity of the neighbours.

If the applicant replaced this fenestration with more standard sized windows the Committee would be willing to waive its objection.

**Application No:** EPF/1516/23

**Officer:** Muhammad Rahman

**Location:** 18 Roundmead Avenue, Loughton, IG10 1QB

**Proposal:** Single storey side to front extension.

The Committee OBJECTED to this application on the grounds that the proposed porch was incongruous and would be out of keeping with the character of this part of the street scene.

If the applicant removed the proposed porch from the application, retaining the character of the street scene, the Committee would be willing to waive its objection.

**Application No:** EPF/1522/23

**Officer:** Mohinder Bagry

**Location:** 1 Campions, Loughton, IG10 2SG

**Proposal:** Formation of 2 dormers as a minor detail to the front of the existing pitched roof to allow for access and natural light into the loft space.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1535/23

**Officer:** Kelly Sweeney

**Location:** 49 Wellfields, Loughton, IG10 1PA

**Proposal:** Rebuilt front wall with railings and piers and electronic sliding gate via existing crossover. Side railings on boundaries.

The Committee OBJECTED to this application stating the proposal would ruin the street scene in this part of Wellfields, where all neighbouring properties have low walls and no gates.

This application if approved would result in a completely negative impact on the street scene in this part of Wellfields, setting an unwelcome precedent.

**Application No:** EPF/1584/23

**Officer:** Muhammad Rahman

**Location:** Sterling House, Third Floor Office - Galliard Homes, Langston Road, Loughton, IG10 3TS

**Proposal:** Advertisement consent for externally illuminated totem sign.

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the illumination to be low wattage and that the sign be switched off after 9pm.

**Application No:** EPF/1601/23

**Officer:** Caroline Brown

**Location:** 5 Foxley Close, Loughton, IG10 2HU

**Proposal:** Demolish existing side extension and construct new side extension and front porch.

The Committee OBJECTED to this application stating the proposed porch should not come forward of the existing building line and the proposed extension should be subservient to the main dwelling.

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

**Application No:** EPF/1667/23

**Officer:** Nathaniel Raimi

**Location:** 87 Grosvenor Drive, Loughton, IG10 2LA

**Proposal:** Proposed first floor rear extension, loft conversion with two small rear dormers and front roof light windows. (Revised application).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the roof extension would imbalance the pair of houses. The additional massing and bulk would create a detrimental effect on the visual amenity of this part of Grosvenor Drive.

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

The Committee NOTED the following applications:

**Application No:** EPF/1575/23

**Officer:** Alastair Prince

**Location:** 33 Hazelwood, Loughton, IG10 4ET

**Proposal:** Certificate of lawful development for proposed new window to replace garage door, alterations to existing window and door openings to rear and side elevations (ground floor)

**Application No:** EPF/1615/23

**Officer:** Muhammad Rahman

**Location:** 11 Mowbrey Gardens, Loughton, IG10 2EU

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

**Application No:** EPF/1639/23

**Officer:** Nathaniel Raimi

**Location:** 130 Pyrles Lane, Loughton, IG10 2NW

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

**Application No:** EPF/1692/23

**Officer:** Muhammad Rahman

**Location:** 51 Algiers Road, Loughton, IG10 4NF

**Proposal:** Certificate of lawful development for proposed side and rear extensions.

**477.3 Others – provided for information only:** EPF/1602/23, EPF/1614/23, EPF/1650/23, and EPF/1654/23  
The Committee NOTED the information received from Epping Forest District Council.

**PL478 Decisions**

**478.1 Decisions by Epping Forest District Council**  
No decisions notices had been received.

**PL479 Licensing Applications**

No licensing applications had come to the attention of officers.

**PL480 Enforcement and Compliance**

**480.1 Appeal Decisions in respect of:**  
**Appeal A Ref: APP/J1535/C/22/3300111**  
**Appeal B Ref: APP/J1535/C/22/3300112**  
**Land at "Aura" 179-181 High Road, Loughton IG10 4LF**  
The Committee NOTED the information received from Epping Forest District Council in respect of the above, that the appeal had been dismissed by the Planning Inspector and the enforcement notice was upheld.

**480.2 Appeal Decisions in respect of:**  
**Appeal A Ref: APP/J1535/C/22/3308500**  
**Appeal B Ref: APP/J1535/C/22/3308501**  
**Land at "Aura" 179-181 High Road, Loughton IG10 4LF**  
The Committee NOTED the information received from Epping Forest District Council in respect of the above, that the appeal had been dismissed by the Planning Inspector and the enforcement notice was upheld.

**Signed: .....**  
**Date: 29 August 2023**