

THESE MINUTES NOT YET CONFIRMED

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 11 September 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court**

**Committee Members:**

**Councillors:** C Davies (in the Chair)  
W Kauffman S Murphy K Rainbow  
J Riley G Wiskin  
B Cohen (as substitute for Cllr Abraham)

**Also present:**

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

**PL492 Apologies for Absence**

Apologies for absence had been received from Cllr Abraham, Cllr Cohen had been nominated as his substitute for this meeting.

**PL493 Declarations of Interest**

The Committee declared a non-pecuniary interest in planning applications: EPF/0143/23 - 83 Baldwins Hill, EPF/1114/23 - 5 Whitehills Road, EPF/1772/23 - Land Chequers Road, EPF/1815/23 - 25 Lower Park Road, EPF/1811/23 - 21 Wellfields, EPF/1852/23 - 16 Eleven Acre Rise, along with agenda item 9.1.1 – Licensing Application: Fresko, 27 The Broadway, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

**PL494 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 29 August 2023, amended from those circulated, to read at Min No PL488.1, in respect of planning application – EPF/1762/23, 24 Wroths Path: “Baldwins Hill Conservation Area” rather than “York Hill Conservation Area”, were CONFIRMED as a correct record and signed by the Chairman.

**PL495 Matters for Report**

**495.1 Notices of Appeal**

**495.1.1 EPF/0144/23 – 7 Brooklyn Avenue, Loughton, IG10 1BL.  
Proposal: Proposed detached 3 bedroom dwelling in an existing side garden (Re-submission of EPF/1306/21.  
(Appeal ref no: APP/J1535/ W/23/3322092) – Min no PL362.1**  
The Committee NOTED the contents of a letter of objection.

The Committee reiterated its previous comments which were:  
*“The Committee NOTED the contents of six letters of objection.*

*A neighbour registered to speak against this item sent apologies following their spouse being taken unwell. Written comments were sent for consideration by the Committee.*

*The agent for the applicant of this proposal addressed the meeting.*

*The Committee OBJECTED to this application stating the proposal was the same as the previous application considered, under EPF/1306/21.*

*The Committee supported the refusal reasons of the local planning authority and reiterated its previous comments, which were (Min no PL7.1):*

*“The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.”*

*Members disputed the findings of the Inspector, regarding the parking stress in this road, and noted that his visit coincided with parking restrictions being in place during that time.”*

- 495.1.2 EPF/0767/23 – 14 Brook Road, Loughton, IG10 1BW.**  
**Proposal:** Conversion of loft space into bedroom and bathroom, hipped roof changed to gable end, front and rear dormer windows, 4no. roof windows. Internal ground reconfiguration with 3no. sets of bi-folding doors to rear elevation, replacing existing doors and windows. (Appeal ref no: APP/J1535/ D/23/3324842) – Min no PL420.1  
The Committee NOTED the information received from Epping Forest District Council.

**PL496 Town And Country Planning Act 1990 (as amended)**

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

**496.1 Application No: CC/EPF/74/23**

**Proposal:** Construction of new hard surfaces to provide 2no. play areas and extension to existing pathway

**Location:** White Bridge County Primary School, Greensted Road, Loughton, Essex, IG10 3DR

The Committee had NO OBJECTION to this application.

**PL497 Pre-Application Consultation: Installation of Mobile Mast Equipment – Epping Forest College, Block 8, Borders Lane, Loughton, IG10 3SA [Ref: GP/MBNL/93888]**

The Committee had NO OBJECTION to this application.

**PL498 Planning Applications**

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

**498.1 Application No: EPF/0143/22**

**Officer:** Muhammad Rahman

**Location:** 83 Baldwins Hill, Loughton, IG10 1SN

**Proposal:** Proposed two storey side extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that, whilst the general design of the extension was considered acceptable, the

proposed fenestration consisted of an excessive amount of glazing which would be detrimental to this part of Baldwins Hill, where the existing fenestration size and patterns were small to modest. The excessive glazing would result in light pollution when illuminated in the evening and would not be sustainable requiring more air conditioning.

Members commented that if the proposal continued with the existing fenestration ratio it would be more acceptable.

**Application No:** EPF/1114/23

**Officer:** Caroline Brown

**Location:** 5, Whitehills Road, Loughton, IG10 1TS

**Proposal:** Single storey front/ wrap around side extension with a wrap around 2 x storey rear extension. First Floor rear infill extension. Hip to Gable extension to main roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed rear extension was an overdevelopment, by reason of its height and bulk. Members considered the proposal was of poor design, the fenestration and proposed cladding was wholly out of keeping with the street scene; the fronts of the houses in this relatively small area form a coherent and pleasant whole, this proposal would be jarring and out of character.

**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 overbearing, 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. The proposal would be out of keeping with the street scene.

**Application No:** EPF/1769/23

**Officer:** Mohinder Bagry

**Location:** 37 Hillcrest Road, Loughton, IG10 4QH

**Proposal:** Proposed rear and side extensions. Hip to gable roof extension with loft conversion.

The Committee OBJECTED to this application stating that whilst the front elevation design was acceptable, the roof height was excessive, it did not follow the natural slope of the road resulting in the loss of the gradient of the roofs.

The rear elevation consisted of excessive glazing, particularly at first floor level with the proposed balcony, which was considered unacceptable, resulting in a negative impact on the neighbours at nos 35 and 39 caused by overlooking. The excessive glazing would also result in light pollution.

**Application No:** EPF/1772/23

**Officer:** Marie-Claire Tovey

**Location:** Land Chequers Road, Loughton, IG10 3PU

**Proposal:** The existing land will be developed with a relocated substation and landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the proposed flat asphalt roof for the substation was of poor design and would not have a sufficient lifespan. If the proposal for the substation had a pitched roof with good quality clay tiles, members would be minded to waive their objection.

**Application No:** EPF/1780/23

**Officer:** Kelly Sweeney

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

**Proposal:** Proposed improvements and extensions.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of a small important green corner plot which ignored the fact that it was opposite the forest. It was overbearing and would create a negative impact on the street scene.

**Application No:** EPF/1811/23

**Officer:** Alastair Prince

**Location:** 21 Wellfields, Loughton, IG10 1PB

**Proposal:** Retrospective consent for 4 no linked air conditioning units to the side of the house.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the existing siting of the air conditioning units creates a negative visual impact for the neighbours at no 19 Wellfields. Should the existing hedge be cut back or lost, the units would be highly visible from the road. The Committee was also concerned about the noise and heat emanating from the units and believed that four units was excessive for a property of this size. Each of these points could have a negative impact on the amenity of the neighbour.

The units should be relocated to the rear elevation of the dwelling site where they will only be readily visible from the occupants' own garden.

The accuracy of the drawings provided was also questioned as there are windows on the side elevation which are not shown on the drawings and the pitched roof of the rear extension is drawn as a sheer wall on the elevation. Officers are asked to check the drawings for accuracy.

**Application No:** EPF/1815/23

**Officer:** Muhammad Rahman

**Location:** 25 Lower Park Road, Loughton, IG10 4NB

**Proposal:** Loft conversion with rear dormer and 5 roof lights to existing front roof slope, 1st floor side extension and alterations to existing single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the loss of character to the street scene that it would have on this pair of semis.

No 25 forms part of a pair of dwellings with that of No 27 which has been extended sympathetically. The proposed change to the roof form would be detrimental to the townscape and this part of Lower Park Road. The applicant should consider matching the extension to No 27.

**Application No:** EPF/1816/23  
**Officer:** Caroline Brown  
**Location:** 9 Alderton Rise, Loughton, IG10 3HL  
**Proposal:** Conversion of existing garage.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/1852/23  
**Officer:** Muhammad Rahman  
**Location:** 16 Eleven Acre Rise, Loughton, IG10 1AN  
**Proposal:** Installation of air conditioning condenser units (6 in total - 3 per house) to the pair of new houses.

The Committee NOTED the contents of three letters of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, supporting the comments of the Loughton Residents Association Plans Group, which were:

*“The Environmental Noise report concludes that, without mitigation measures the noise levels at night would be above the acceptable level. Given the sorry history of this development, it is essential that the mitigation measures be put in place and conditioned. We ask the plant be soundproofed to a level that will ensure neighbours are not disturbed in the evening. A condition limiting the times of operation is not a suitable alternative because it will be almost impossible to enforce. We also consider any plant above ground floor level on the side elevation is unacceptable on visual amenity grounds.”*

Members also drew the attention of the planning officer to the comments of the neighbours at no 17, regarding the ongoing Enforcement issues with this proposal site and the accuracy of the survey and proposed mitigation in this application which was based on measurements that have been declined and which could alter should Enforcement action be taken.

**Application No:** EPF/1891/23  
**Officer:** Muhammad Rahman  
**Location:** 8, Stanmore Way, Loughton, IG10 2SA  
**Proposal:** Application for Variation of Condition 2 on EPF/2260/22 and EPF/0483/22. (The replacement of an existing house)

The Committee OBJECTED to this application considering the proposal amounted to more than just a “Variation of Condition 2”. Members believed a fresh full planning application should be submitted for this proposal.

**Application No:** EPF/1892/23  
**Officer:** Robin Hellier  
**Location:** 27 High Road, Loughton, IG10 4JJ  
**Proposal:** TPO/EPF/10/94 (Ref: T2)  
T1: Wellingtonia - Reduce lowest branch, 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/1898/23

**Officer:** Nathaniel Raimi

**Location:** 22 Coteford Close, Loughton, IG10 2NT

**Proposal:** Proposed single storey rear extension including single storey to side (revised application to EPF/0800/23)

The Committee had NO OBJECTION to this application.

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

The Committee NOTED the following applications:

**Application No:** EPF/1796/23

**Officer:** Sukhvinder Dhadwar

**Location:** White Bridge County Primary School, Greensted Road, Loughton, IG10 3DR

**Proposal:** Certificate of lawful development for a proposed single storey building and fencing.

**Application No:** EPF/1822/23

**Officer:** Kie Farrell

**Location:** 10 Firs Drive, Loughton, IG10 2SL

**Proposal:** Certificate of Lawful Development for proposed loft /roof extensions to existing roofs of detached chalet bungalow.

**498.3 Others – provided for information only: EPF/1559/23, EPF/1850/23, EPF/1851/23, and EPF/1939/23**

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

**PL499 Decisions**

**499.1 Decisions by Epping Forest District Council**

No decision notices had been received.

**PL500 Licensing Applications**

**500.1 Application for a new Premises Licence – Fresko, 27 The Broadway, Loughton, IG10 3SP**

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

**PL501 Enforcement and Compliance**

**501.1 Enforcement Report: 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 – Min no PL480.1**

**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 – Min no**  
**and PL480.2**

Following a report from the Planning Committee to the Enforcement Department at Epping Forest District Council (EFDC) regarding the owner's non-compliance with the Planning Inspector's appeal decisions, the Enforcement Officer at EFDC advised as below:

*"The owner(s) have requested an extended period of time to allow for compliance in the removal of the dining area developed onto the rear elevation & extraction system. Although the council believe the time requested excessive a period of thirteen weeks from mid-august has been agreed.*

*The matter of the extraction system is also under consideration with the solicitors as clearly the business cannot operate otherwise. The council are aware that the owner(s) of Aura are in breach of the requirements of the notice(s) and can be prosecuted for failing to comply under section 179 TTCPA 1990."*

The Committee NOTED the above information.

**Signed: .....**  
**Date: 25 September 2023**