

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 22 January 2024 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

Also present:

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the public

The Committee AGREED to bring forward planning application, EPF/0019/24 – Corner Garth Nursery Road, after agenda item 3, Confirmation of Minutes, as a member of the public in attendance had an interest in this application.

PL570 Apologies for Absence

Apologies for absence were received from Cllr Wiskin for this meeting.

PL571 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2203/23 – Land at 1 and 3 Barncroft Road; and EPF/2421/23 – 13 Stanmore Way, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

Cllr Murphy declared a non-pecuniary interest in planning application EPF/0019/24 – Corner Garth, Nursery Road, as she lived nearby.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/2808/23 – 2 Danbury Road, as he owns a nearby property.

PL572 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 8 January 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL573 Planning Application

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

573.1 Application No: EPF/0019/24

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 member of the public addressed the meeting.

The Committee OBJECTED to this application stating the proposed roof changes were too high. Members noted that this was the 12th planning application for this site and considered this was an attempt to try and sidestep the planning process and obtain approval by stealth.

The Committee further OBJECTED to the two separate applications listed under Permitted Development that had also been lodged for consideration, EPF/0011/24 – proposed new dormer to side elevation and EPF/2792/23 - Foundation trench to rear elevation have been excavated, and subsequently been inspected by an approved building control inspector. The applicant was attempting through the various applications to incorporate all the elements of the refused planning application, EPF/2136/22, which was deemed to be an overdevelopment of the site.

Members NOTED that the approved application, EPF/1780/23, included an entrance into High View Close, which would have highway safety issues on a steep corner, with double lines and street furniture that would not allow for such an entrance. Alongside the double lines, there is a lamppost, telecommunications cabinet and fire hydrant that would all impede such an entrance, but none of which were included in the drawings.

The Committee had objected to this application, EPF/1780/23, alongside neighbouring residents. It therefore requested to know how this application had been approved under delegated officer powers and sought an official investigation into this planning decision.

PL574 Matters for Report

574.1 Notice of Appeal

574.1.1 EPF/0228/23 – 10 Lower Alderton Hall Lane, Loughton, IG10 3LW. Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works. (Appeal ref no: APP/J1535/W/23/3329205 – Min no PL365.1)

The Committee strongly supported the refusal reasons of the local planning authority in respect of this application, and reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications, noting that apart from the removal of the spiral staircase, there was little difference to the previous applications considered for these sites, EPF/1847/22 and EPF/1848/22.

Members reiterated their previous comments which were:

“The Committee OBJECTED to this application on the grounds that the development would be out of keeping with the street scene and surrounding properties in this block. The roof extension would be extremely harmful to the terrace of buildings and break up a uniform roof line.”

PL575 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.33) Order 202*

The Committee had NO OBJECTION to these proposals.

PL576 Planning Applications

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

576.1 Application No: EPF/2203/23

Officer: Caroline Brown

Location: Land at 1 and 3, Barncroft Road, Loughton, IG10 3EY

Proposal: New detached Bungalow dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the plot was already cramped. The bungalow had no acceptable amenity space, and the proposal would result in an incongruous street scene.

Members supported the comments of the LRA Plans Groups, that the existing building comprises a flat on the ground floor and a flat on the first floor. Insufficient information has been submitted over which elements of the garden are used by which flat, but we believe the existing triangular garden belongs to the first floor flat.

The application form suggests one of the flats may be deleted but this does not form part of the description of development and there are no plans to back up this claim. We object to the loss of the triangular garden, whether it is used by the first floor flat or not.

Overall, this is garden grabbing and an overdevelopment of the site which will leave little amenity space for the occupiers of the dwellings.

Application No: EPF/2421/23

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of Existing House to Erect New Build with Basement and Second Floor - resubmission of refused application EPF/1293/23.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on grounds that the roof was still too high, it should be stepped down to fit in with the street scene.

Members further supported the comments of the LRA Plans Group that 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.

Application No: EPF/2515/23

Officer: Mohinder Bagry

Location: 33 Hazelwood, Loughton, IG10 4ET

Proposal: Conversion of internal garage to create new habitable room. New window to replace garage door to front elevation, and alterations to existing window and door openings to rear and side elevations (ground floor), to existing end-of-terrace dwelling house

The Planning Committee Clerk advised members that this application had already been considered – Min No PL552.1. It had appeared on Epping Forest District Council’s weekly list for 12 January 2024 due to an administrative error.

Application No: EPF/2695/23

Officer: Caroline Brown

Location: Brook House, Debden Lane, Loughton, IG10 2PD

Proposal: Erection of a two-storey side extension.

Although this application was initially not objected to, there was some doubt if the land was allowed to be developed at all, or even fenced off. At the meeting the chairman requested a check on a previous change of use refusal.

Change of use refusals for the land, have now come to light, along with refusals for the erection and retention of close boarded fencing (EPF/2022/08 and EPF/2021/08). These should have been mentioned by the applicant but were not.

Before an application for an extension can be considered, there should first be an application for the retention of the fence and an application for the change of use of the land. Both of which were previously refused. As a consequence this application should be paused. It may be resubmitted for consideration at a later date, once the change of use and change of boundary treatment have been considered.

Application No: EPF/2749/23

Officer: Callum Wright

Location: 45 Highland Avenue, Loughton, IG10 3AH

Proposal: Rear extension at 4m depth and 3m maximum height.

Garage conversion into habitable space.

Blocking up of 2no windows on first floor.

The Committee had NO OBJECTION to this application.

Application No: EPF/2808/23

Officer: Callum Wright

Location: 2 Danbury Road, Loughton, IG10 3AP

Proposal: Addition of porch extension and other minor window and rooflight modifications and alterations.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was forward of the existing building line. It had a negative impact on the street scene, was already a monstrous overdevelopment of the plot and this had a very negative impact on the neighbours.

The Committee requested that Enforcement Officers should check what has been built and that it complies with the original approved application. Any unauthorised changes should be put back as original.

Application No: EPF/2815/23

Officer: Mohinder Bagry

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Erection of a glazed single storey infill extension between dwelling and swimming pool outbuilding.

The Committee OBJECTED to this application for a proposed infill extension on the basis that it would add to the bulk and impact negatively on the amenity of the neighbour.

The existing pool outbuilding did not have planning approval and Enforcement Officers should look into this matter.

Application No: EPF/0016/24

Officer: Robin Hellier

Location: 50 Ollards Grove, Loughton, IG10 4DW

Proposal: TPO/CHI/04/70 (Ref: A1)

T1: Oak - Crown reduce height, as specified. Reduce lateral branches 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/0034/24

Officer: Muhammad Rahman

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Erection of replacement 4-bedroom dwellinghouse with a basement, integrated garage, and rear patio.

The Committee OBJECTED to this application; the proposed new dwelling would 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 AGREED to suspend standing order 3ff until 9pm

Application No: EPF/0041/24

Officer: Marie-Claire Tovey

Location: Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: Variation of condition 2 'Plan no's' on planning permission EPF/2895/22 (Loading bay extension to existing industrial facility, at Debden Security Printing Ltd. Langston Road, Loughton, IG10 3PB).

The Committee had NO OBJECTION to this application.

Application No: EPF/0051/24

Officer: Robin Hellier

Location: Goldings Farm Clays Lane Loughton IG10 2RZ

Proposal: TPO/EPF/21/98 W1

TPO/EPF/42/91 A2, T22

Woodland management plan, 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.

The applicant should confer with the Tree Officer the reasons for any works, if necessary.

576.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2760/23

Officer: Caroline Brown

Location: 109 Roding Road, Loughton, IG10 3EJ

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

Application No: EPF/2792/23

Officer: Kelly Sweeney

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

Proposal: Certificate of lawful development for the proposed implementation of planning consent ref: EPF/178-/23 has begun.

Foundation trench to rear elevation have been excavated, and subsequently been inspected by an approved building control inspector.

Application No: EPF/0011/24

Officer: Mohinder Bagry

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

Proposal: Certificate of lawful development for a proposed new dormer to side elevation.

Application No: EPF/0023/24

Officer: Caroline Brown

Location: 12 Westfield, Loughton, IG10 4EB

Proposal: Certificate of lawful development for a proposed garage conversion and fenestration alterations.

576.3 Others – provided for information only: EPF/2803/23, EPF/0008/24, EPF/0010/24 & EPF/0045/24

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

PL577 Decisions

577.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for December 2023.

PL578 Licensing Applications

578.1 Street Trading Consent Renewal

**578.1.1 Healthy Option, Wickes Car Park, Goldstone House,
Langston Road, Loughton IG10 3TQ**

The Committee had NO OBJECTION to this application.

PL579 Enforcement and Compliance

579.1 Suspected breach - Demolition of 14 Tycehurst Hill, IG10 1BU

The Planning Committee Clerk advised members of a Confidential report received from the Enforcement Officer in respect of this matter.

Signed:

Date: 5 February 2024