

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 February 2024 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)

1 Member of the Public

The Chairman advised Committee members that the member of the public present at the meeting was interested in planning application EPF/2115/23 – 40 Upper Park, listed under Matters for Report, therefore the agenda would be taken in order and there was no requirement to bring any matters forward.

PL580 Apologies for Absence

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

PL581 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1710/23 – 96 Whitehills Road and EPF/0035/24 – 1 Langston Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL582 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 22 January 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL583 Matters for Report

583.1 Re-consultation

583.1.1 EPF/2115/23 – 40 Upper Park, Loughton, IG10 4EQ.

Proposal: Part three storey part extension including rooms in the extended loft and addition of rear gables to the first floor rear bedroom and to the existing loft conversion with alterations to the roof and fenestration of the existing two storey rear extension for the semi-detached house – Min no PL525.1

A member of the public interested in this item addressed the meeting.

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 the proposed extension to remain ancillary to the main dwelling.

PL584 Planning Applications

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

584.1 Application No: EPF/1710/23

Officer: Marie-Claire Tovey

Location: 96 Whitehills Road, Loughton, IG10 1TU

Proposal: Change of use to let as a 7 bedroom property as opposed to a 6 bedroom property. The property is presently let to 6 tenants, and we wish to let to 7 tenants. The property already consists of 7 bedrooms so no development work is required.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed seventh bedroom was too small to be considered a habitable space. The application would have a negative impact on the amenity of neighbours.

Members considered the dwelling offered insufficient facilities / amenities in its current form for six tenants, believing the number of kitchen and bathroom space was inadequate for that number of tenants. The Committee requested that Building Control investigate to check that this dwelling met the minimum standard requirements.

Changing houses to HMOs seems to be on the increase. The Committee believes the council should have a policy to protect family housing.

Application No: EPF/0035/24

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed storage facility building was unattractive and overbearing, and the logo signage was considered excessive. The proposal would result in a negative impact on the street scene.

Members requested that the building appearance be softened to compliment the street scene, stating it would be preferable if it was sky coloured, rather than the proposed black, and the logo signage should be much smaller. The existing green boundary treatment should also be retained to maintain/enhance the street scene and support biodiversity, particularly due to the site's proximity to the Roding Valley Nature Reserve and EFSAC.

The Committee also supported the concerns raised by the LRA Plans Group regarding the traffic situation at this site, which were:

“Notwithstanding earlier approvals and the claims from the applicant this scheme will generate less traffic than these previous schemes which they clearly have no intention of implementing, the congestion on the junction of Langston Road and Chigwell Lane has got worse. Cars waiting to turn left

into Langston Road can back up all the way past the railway bridge, where the road is a single carriageway, which causes massive delays. The traffic can back up all the way to the roundabout on Church Hill/Golding's Hill, yet the council keeps on granting more traffic generating uses in this location without asking for money to improve the junction.

Whilst the traffic engineers at Essex County Council claim they have visited the site; it must have been a fleeting visit. They need to carry out a proper assessment throughout a typical week. The problem is getting worse, and something needs to be done to address it."

The Committee requested that daily pollution figures for Rectory Lane be made available as due to the existing congestion on this road they must exceed acceptable levels which would be impacting residents' health and the EFSAC.

Application No: EPF/0081/24

Officer: Robin Hellier

Location: 28 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T22)

T1: Oak - Crown reduce to previous pruning points, 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/0096/24

Officer: Mohinder Bagry

Location: 64 Roding Road, Loughton, IG10 3EF

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0102/24

Officer: Caroline Brown

Location: 5 Whitehills Road, Loughton, IG10 1TS

Proposal: Ground Floor front extension/ wrap around side extension/ wrap around rear extension. First Floor rear extension and wrap around side extension.

The Committee OBJECTED to this application, stating the proposal was out of keeping with the street scene, due to the loss of symmetry with the neighbours. The proposal was building up to the boundary creating an almost terracing effect.

Members considered a hipped roof would be preferable to the proposed gable end.

It was also noted that the application would create parking issues and an application for a dropped kerb would need to be made, which had not been included in this proposal.

Application No: EPF/0138/24

Officer: Robin Hellier

Location: 13 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79 (Ref: T23)

T1: Silver Birch - Crown reduce by up to 2.5m, as specified.

The Committee NOTED the contents of a letter of objection.

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.

584.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0095/24

Officer: Mohinder Bagry

Location: 3E Homecroft Gardens, Loughton, IG10 3RB

Proposal: Certificate of lawful development for proposed new ancillary garden room and new fence.

584.3 Others – provided for information only:

The Committee NOTED that no applications had been made under "Others".

PL585 Decisions

585.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL586 Licensing Applications

586.1 Application for a new Premises License: The Gelato Kitchen, Unit 2, 248 High Road, Loughton, Essex, IG10 1RB

The Committee OBJECTED to this application on the grounds of:
“(3) The prevention of public nuisance”.

Members considered the proposed starting times for the supply of alcohol and provision of recorded music was too early and suggested that the times matched those of the licence of the nearby “Eight Rocks”, whereby the provision of music was permitted from 8am and the sale of alcohol was permitted from 9am.

The Committee also requested that the external paraphernalia (synthetic grass and refuse bin) should be ordered to be removed in order to eliminate trip hazards, particularly if alcohol was being consumed at the premises.

PL587 Enforcement and Compliance

No reports had been received.

Signed:

Date: 19 February 2024