

**LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE**

MINUTES of the Meeting held on Monday 19 February 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 G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

The Chairman asked Cllr Kauffman whether he would be leaving the meeting during consideration of planning application EPF/0191/24 – Loughton Central Library, due to his interest in this matter? Cllr Kauffman confirmed that he would remain in the meeting during those discussions.

PL588 Apologies for Absence

No apologies for absence were received for this meeting.

PL589 Declarations of Interest

Cllr Kauffman declared a non-pecuniary interest in planning applications: EPF/0191/24 – Loughton Central Library, as he is related to a member of the group responsible for this proposed monument; and EPF/0194/24 – 179-181 High Road, as he owns a neighbouring property.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/0199/24 – 60 Traps Hill, as he lives directly opposite, although he had not been consulted as a neighbour.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2702/23 – 52 The Broadway; EPF/0191/24 – Loughton Central Library; EPF/0194/24 – 179-181 High Road; and EPF/0224/24 – 14 Tycehurst Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL590 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 5 February 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL591 Matters for Report

591.1 Notice of Appeal

**591.1.1 EPF/0320/23 - 89 Forest Road, Loughton, IG10 1EF.
Proposal: Retention of 1st floor windows to front elevation as built (Amendment to permission for extensions and alterations to convert one dwelling to two dwellings under EPF/1864/19). (Appeal ref no: APP/J1535/W/23/3333132 – Min no PL402.1)**

The Committee strongly supported the refusal reasons of the local planning authority, and reiterated its previous OBJECTION to this application, which was:

“Members deplored the retrospective nature of this application. The raising of the roof was incongruous enough, the uneven windows was a step too far.

The Committee OBJECTED to this application on the grounds that it was of poor design and unbalanced. It was out of keeping resulting in a negative impact on the street scene.”

PL592 Planning Applications

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

592.1 Application No: EPF/2702/23

Officer: Samuel Finnis

Location: 52 The Broadway, Loughton, IG10 3ST

Proposal: Change of use from Esports and gaming cafe (Sui Generis) to Greek Street Food Style restaurant with ancillary take-away (Class E/A5) and relocation of the entrance door.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application but confirmed it would waive the objection if the applicant agreed to the following amendments to the proposal:

- i. to change the shutter style to an open-mesh one, which was preferable to a solid shutter, allowing visibility into the retail unit, adding visual interest and preventing graffiti being sprayed on the shutter; and
- ii. to provide screening and pot planting around the ventilation system to improve its appearance and protect the amenity of neighbours.

Application No: EPF/0038/24

Officer: Nicola Bickerstaff

Location: 11 Baldwins Hill, Loughton, IG10 1SE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0140/24

Officer: Caroline Brown

Location: New City Fitness, Epping Forest Wellness Centre, Borders Lane, Loughton, IG10 3SA

Proposal: Advertisement consent for part retrospective fascia signage and 1 totem sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/0143/24

Officer: Robin Hellier

Location: 1 High Oaks, Park Hill, Loughton, IG10 4ES

Proposal: TPO/EPF/03/96 (Ref: T5)

T1: Cedar - Crown reduce height and spread by up to 2m, as specified.
Crown thin, 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 commented that the tree already looked sparse, and that no specification had been provided in the application.

Application No: EPF/0149/24

Officer: Marie-Claire Tovey

Location: 76 Algers Road, Loughton, IG10 4NF

Proposal: Application for variation of condition 2 'approved plans' and condition 4 'External Finishes' on planning permission EPF/0861/21 allowed on appeal (Demolition of existing dwelling and replacement with new building containing six flats)

The Committee had NO OBJECTION to this application.

Application No: EPF/0164/24

Officer: Robin Hellier

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: TPO/EPF/04/79 (Ref: T26)

T1: Oak - Crown reduce by up to 2.5m, as specified. Selective low limb reduction, 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 strongly objected to this application owing to the site being in the Baldwins Hill Conservation Area and due to its close proximity to the forest.

Application No: EPF/0166/24

Officer: Amy Hallett

Location: 14 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed part demolition of existing & erection of a new rear, front & roof extension, with internal remodelling & associated landscaping (Resubmission of previously approved scheme EPF/0934/20).

The Committee OBJECTED to this application, supporting the local planning authority's refusal to previous planning application EPF/2327/23, for this site, and which members believed this application failed to address.

The Committee reiterated its previous OBJECTION to that application, min no. PL544.1 which was:

"The Committee OBJECTED to this application on the grounds that the proposed roof height was excessive, resulting in the loss of step in the road. The excessive use of glass would create light pollution, and the overall design was overbearing and would result in a negative impact on the amenity of the neighbours."

Application No: EPF/0176/24

Officer: Caroline Brown

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: Rear Extension, Side Extension, Loft Conversion and Façade Alterations

The Committee OBJECTED to this application, supporting the local planning authority's refusal to planning application EPF/2740/22, for this site, and which members believed this application failed to address.

Members considered this application would negatively impact the neighbours at 65A; and also noted the holding objection of the Tree & Landscaping Officer, that this proposal failed to address. The Committee reiterated its previous OBJECTION to planning application EPF/2740/22, min no.PL402.1 which was:

"The Committee OBJECTED to this application stating it was overbearing. The proposed roof was too high, the ridge height should be no higher than the uphill neighbour. The design was incongruous and out of keeping, particularly the large window at the front of the property, which would result in a very negative visual impact on the street scene. The excessive glazing would also result in light pollution.

The double-storey rear extension extended beyond the footprint; this would create a negative impact on the visual amenity causing a loss of amenity for the neighbours.

Further, the increase in the number of bedrooms was contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

*Natural England and Loughton Town Council had both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (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/0190/24

Officer: Marie-Claire Tovey

Location: 96 High Road, Loughton, IG10 4HT

Proposal: Self-containment of existing first floor flat, new residential access door to front elevation, new shop front, new replacement windows and minor internal alterations.

The Committee had NO OBJECTION to this application.

Application No: EPF/0191/24

Officer: Mohinder Bagry

Location: Loughton Central Library, Traps Hill, Loughton, IG10 1HD

Proposal: Erection of Epping Forest Holocaust Education memorial on land to east of the library building.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, but raised the following concerns:

Members believed the existing open aspect of the children's playground should be maintained to protect the safety of users, believing the implementation of the proposed screening would compromise that safety and would also encourage anti-social behaviour in an enclosed area.

The process could possibly have included a wider consultation with local residents for the proposed design of the monument.

Application No: EPF/0194/24

Officer: Murtaza Poptani

Location: 179 -181 High Road, Loughton, IG10 4LF

Proposal: Ground floor rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the extension was overbearing by reason of its bulk and length, reaching into Station Road and representing an overdevelopment of the site.

The noise impact assessment submitted referred to the London Plan which was not a relevant planning document in Loughton and therefore could not be relied upon. It also concluded the building would only be compliant with the windows and doors shut and recognised that the room would therefore require mechanical ventilation, for which no proposals were included in this application. Ventilation of the extension would consequently result in the doors and windows having to be opened to cool the room, creating noise disturbance to neighbours.

Members considered the proposed area should be returned to its original purpose of parking for patrons and for deliveries, as outlined in the original planning consent for this site. This establishment was responsible for major parking problems with vehicles illegally parked on double yellow lines and mounting the pavement, particularly during Thursday, Friday and Saturday evenings and Sunday lunchtime, when no enforcement officers were in attendance.

The proposed closing time of 12.30am was too late. The opening times should be restricted to the existing hours submitted by the applicant in Planning Application EPF/0648/21 and approved by the local planning authority of 11.00 to 22.00 on Monday – Friday; Saturday, and Sunday and Bank Holidays. These hours should be strictly enforced to protect the amenity of the residents of neighbouring properties, both on Station Road and in the High Road, (the buildings next door, 177-167, are residential on the first floor) from noise disturbance caused by patrons leaving, starting car engines, talking etc.

Members regarded this application to be a "timewaster", to prevent the enforcement proceedings for the removal of the existing illegal structure at the rear and the existing ventilation system. The Committee believed that no further planning applications should be considered until these enforcement issues had been resolved.

Application No: EPF/0199/24

Officer: Mohinder Bagry

Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: Proposed two-storey part rear extension

The Committee had NO OBJECTION to this application.

However, members deplored the removal without permission by this applicant of the veteran tree on the public highway outside this property.

Application No: EPF/0224/24

Officer: Muhammad Rahman

Location: 14, Tycehurst Hill, Loughton, IG10 1BU

Proposal: Variation to condition 2 'Plan no's on EPF/0599/23 allowed on appeal (Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space)

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the proposal was too high and that the proposed materials did not match those stipulated in the proposal approved on appeal by the planning inspector. Members further deplored the demolition of this property which was contrary to the approved planning consent of the Appeal Inspector.

The Committee supported the comments of the LRA Plans Groups regarding this issue, which were:

“The LRA Plans Group objected to the original planning application because we said this looks like a total demolition of the building. At appeal, the inspector said a carbon assessment was not needed because the proposal was only for part demolition.

The applicant should not be able to get away without a carbon assessment and justification for the demolition. As such the council should refuse consent in the absence of the carbon assessment. The fact the owner will not have a formal planning permission is their problem, the council doesn't have to grant consent even though we accept there is no justification to take enforcement action because the walls have now been demolished.

If the council does not take a strong stance, this will send out a strong message to others that they can get away with it. We also ask officers again to insist on demolition drawings where there is any doubt over what is being demolished.”

Members requested that Enforcement Officers attend the site to ensure that building currently undertaken was in accordance with the plans approved on appeal by the Inspector.

592.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0110/24

Officer: Mohinder Bagry

Location: 9 Lower Park Road, Loughton, IG10 4NB

Proposal: Certificate of lawful development for a proposed replacement windows and re-render.

Application No: EPF/0187/24

Officer: Amy Hallett

Location: 9 Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of lawful development for rear box dormer and 3 x rooflights in connection with a loft conversion.

Application No: EPF/0237/24

Officer: Muhammad Rahman

Location: 26 Ladyfields, Loughton, IG10 3RP

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

- 592.3 Others – provided for information only:** EPF/0133/24 and EPF/0238/24
The Committee NOTED the information received from Epping Forest District Council.

PL593 Decisions

593.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received for January 2024.

PL594 Licensing Applications

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

The Planning Committee Clerk informed Committee members that following its OBJECTION to this application, min no PL586.1, the applicant had advised the Licensing Officer at Epping Forest District Council, that he agreed to comply with the Committee's proposed change of hours, i.e.: for the provision of music to be permitted from 8am and the sale of alcohol to be permitted from 9am; and had also agreed to remove the synthetic grass and refuse bin from the front of the property.

The Committee was asked if it would therefore waive its objection to the above application.

Members confirmed they would waive their objection, so long as all the paraphernalia was removed and the dog bowl at the front of the property was also moved next to the front of the building, to avoid all trip hazards and obstacles for pedestrians on the pavement outside this establishment.

PL595 Enforcement and Compliance

No reports had been received.

Signed:
Date: 4 March 2024