

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 4 March 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley G Wiskin

Also present:

Officers: Mark Squire (Town Clerk)
Debra Paris (Planning Committee Clerk)

2 Members of the public.

The Chairman advised a member of the public present who wished to address the meeting, that they would be able to do so following agenda item 3, Confirmation of Minutes.

PL596 Apologies for Absence

Apologies for absence were received from Cllr Murphy, no substitute had been nominated for this meeting.

PL597 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2723/23 – 34 Habgood Road, EPF/2759/23 – 6 Steeds Way, EPF/2821/23 – 150 Roding Road, EPF/0159/24 – 7A Forest Road, and EPF/02564/24 – 20 The Lindens, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL598 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 February 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL599 Registered Speaker

A member of the public addressed the meeting, thanking the Committee for allowing him to attend and express his frustration and the disappointment he felt following the refusal of two of his planning applications, EPF/3029/21 and EPF/1238/22 in respect of his property at 31 Hillyfields, IG10 2PT.

The application EPF/1238/22 had been declined by the Local Planning Authority (LPA), Epping Forest District Council, which he could not understand, having engaged in a pre-application process with the LPA and which he believed had gone well. His views were supported by his own architect.

He expressed disappointment that 'Loughton Town Council Officers' had declined his application and felt further frustration about the refusal having witnessed other properties in Hillyfields implementing similar extensions. This evening an application for 26 Hillyfields – EPF/0300/24, which was the same as his proposal, was being allowed, and he questioned why this application was not 'causing harm to local architecture'.

The Chairman of the Planning and Licensing Committee responded, advising him of how the planning process works. Applications are processed and decided by the, LPA, Epping Forest District Council (EFDC), who would assign a planning officer to deal with his planning application.

This Committee acts as a consultee in the planning process. Members have extensive knowledge of the local area and planning issues, and they act to protect the local environment and residents. The Committee's comments are then submitted to EFDC to consider when making its decision.

If the matter is decided at Officer level, the officer may agree or disagree with the Committee's recommendations, based on planning merits. If this Committee objects to an application and a valid planning objection is also received from a resident, then the application would usually be referred to the Area Plans South Sub-Committee to consider.

The Town Clerk reiterated that Loughton Town Council Officers take no part in the decision-making process. Their role is confined to note taking, preparing the presentations of applications and providing technical advice to the Committee at the meeting.

The speaker thanked the Committee for its time and the opportunity to raise his concerns.

PL600 Matters for Report

600.1 Notices of Appeal

600.1.1 EPF/1203/23 – 10 Pump Hill, Loughton, IG10 1RU.
Proposal: Retrospective planning application for the part re-levelling of the garden and installation of a retaining wall to enable the construction of an open air swimming pool). (Appeal ref no: APP/J135/D/24/3337131 – Min no PL447.1)
The Committee NOTED the information received from Epping Forest District Council.

600.1.2 EPF/2139/23 – 53 Algiers Road, Loughton, IG10 4NF.
Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions. (Appeal ref no: APP/J1535/D/24/3338090 – Min no PL525.1)
The Committee NOTED the information received from Epping Forest District Council.

600.2 Application for Works to Trees – TPO/EPF/18/12/T1/Cedar: EPF/2652/23 – Fell, and replace, as specified – Min no. PL557.1
The Planning Committee Clerk advised members that the Tree and Landscaping Officer, Robin Hellier, had provided further information regarding this proposal and had requested whether the Committee would be willing to withdraw its Objection to this application.

The Committee NOTED the information received from the Tree and Landscaping Officer and AGREED, on the basis of that, to waive its OBJECTION.

PL601 Planning Applications

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

601.1 Application No: EPF/2723/23

Officer: Amy Hallett

Location: 34 Habgood Road, Loughton, IG10 1HF

Proposal: Part single part two storey rear extension and two storey side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an over-development of the site. The proposed extension was incongruous, and the roof form was all wrong. The proposed depth and height were excessive and would result in a detrimental impact on the neighbours on both sides. Members noted that the driveway was a shared driveway and this proposal encroached onto the neighbour's drive.

Members believed that the height of the extension should be reduced and that it should be pulled back from the boundary.

Application No: EPF/2759/23

Officer: Samuel Finnis

Location: 6 Steeds Way, Loughton, IG10 1HX

Proposal: New extension on the front, new entrance, demolition of part of the roof and modification of the shape with the addition of rooflight to illuminate the family room, internal alterations, removal of the swimming pool.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the application failed to make clear what was and what was not being demolished, particularly with consideration to recent cases whereby entire buildings had been 'inadvertently' demolished.

The applicant should provide more information in this regard.

Application No: EPF/2821/23

Officer: Amy Hallett

Location: 150 Roding Road, Loughton, IG10 3BS

Proposal: Proposed annexe for ancillary use to the main dwelling.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application on the grounds that it would set an unwelcome precedent. Further, members noted that there were windows to the rear, bordering directly onto the dwelling at South View Road. If there was a boundary fence to prevent overlooking, members questioned whether there would be enough natural light coming through the windows of the granny flat, particularly to the bedroom.

Application No: EPF/0159/24

Officer: Muhammad Rahman

Location: 7A Forest Road, Loughton, IG10 1DR

Proposal: Proposed 2 storeys of office accommodation over existing retail - full width of number 7 Forest Road.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it failed to address its previous objections, in respect of planning application EPF/1661/22. The Committee reiterated its previous comments, Min No PL272.1, which were:

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

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing would be out of keeping on this part of Forest Road to the visual detriment of Forest Road and this part of Loughton. In townscape terms the building forms part of a bigger unit with the adjacent shop; it would look incongruous to extend only half of the site.

Had the principle of the extension been acceptable, members considered a condition would be required to prevent the office from being converted to residential at a later time.”

Application No: EPF/0197/24

Officer: Marie-Claire Tovey

Location: 47 Hillcrest Road, Loughton, IG10 4QH

Proposal: Demolition of existing dwelling and construction of chalet style property.

The Committee had NO OBJECTION to this application. Members considered that this proposal was an improvement on the previous application.

Application No: EPF/0256/24

Officer: Mohinder Bagry

Location: 20 The Lindens, Loughton, IG10 3HS

Proposal: Extension and conversion of garage to provide annexe accommodation to facilitate multi-generational living, ancillary to the main dwellinghouse.

The Committee NOTED the contents of a letter regarding this application.

The Committee OBJECTED to this application, subject to a S.106 agreement being entered into by the applicant to ensure an adequate legal control was in place to prevent sub-division of the site and that the extension remained ancillary to the main dwelling.

Application No: EPF/0277/24

Officer: Robin Hellier

Location: 3 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T1: Oak - Crown reduce by up to 4m, 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.

Members expressed concern that the proposed works seemed rather a lot and requested that this be brought to the attention of the tree and landscaping officers to assess.

Application No: EPF/0300/24

Officer: Murtaza Poptani

Location: 26 Hillyfields, Loughton, IG10 2JS

Proposal: Single Storey rear extension.

The Committee OBJECTED to this application stating it was an over-development of the site, which had exceeded the 50% rule, that the area of land around the “original house” would be covered by additions or other buildings. The proposal would result in a negative impact on the amenity of neighbours on both sides.

Members suggested the extension be reduced to match that of the neighbour’s extended building line.

Application No: EPF/0330/24

Officer: Robin Hellier

Location: The Oaks, Whitakers Way, Loughton, IG10 1SQ

Proposal: TPO/EPF/04/79 (Ref: T15 & T16)

T1 & T2: 2 x Oak - Crown reduce by up to 1m, 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.

601.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0294/24

Officer: Kelly Sweeney

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

Proposal: Certificate of lawful development for the proposed garden level alterations comply with relevant requirements of the general permitted development order - lowering is to be less than 2 metres below the existing ground level.

601.3 Others – provided for information only:

The Committee NOTED that no applications had been listed under “Others.”

PL602 Decisions

602.1 Decisions by Epping Forest District Council

The Committee NOTED that no decisions had been received.

PL603 Licensing Applications

603.1 Application for a New Premises Licence - The Gelato Kitchen, 248 High Road, Loughton, IG10 1RB – Min no PL594.1

Following correspondence received from the local licensing authority, Epping Forest District Council, advising that the applicant had agreed to the Committee’s requests regarding this application, the Committee had subsequently AGREED to waive its OBJECTION, subject to all paraphernalia being removed from outside the premises.

However, members have since witnessed that the pavement furniture and trip hazards remain on the pavement, contrary to the applicants claims.

Members CONFIRMED that only once all pavement furniture, including tables and chairs, the yellow bin, A-Frame and dog bowl, were removed from the pavement permanently, would it WAIVE its OBJECTION.

The Committee stated the applicant should apply for a formal Pavement Licence and that there was only sufficient room for a maximum of two tables, each with two chairs – facing each other, at this location, without causing an obstruction to the highway and safety of pedestrians.

PL604 Enforcement and Compliance

No reports had been received.

Signed:
Date: 18 March 2024