

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Wednesday 3 April 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
M Stubbings (as substitute for Cllr Wiskin)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public

The Committee AGREED to bring forward planning application, EPF/0530/24 – 11 Staples Road, after agenda item 3, Confirmation of Minutes, as a member of the public present wished to address the meeting regarding this proposal.

PL615 Apologies for Absence

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

PL616 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0470/24 – 22 Hatfields, EPF/0484/24 – 101 Grosvenor Drive, EPF/0530/24 – 11 Staples Road, and EPF/0535/24 – Twoony Mead, Nursery Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL617 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 18 March 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL618 Planning Applications

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

618.1 Application No: EPF/0530/24

Officer: Loredana Ciavucco

Location: 11 Staples Road, Loughton, IG10 1HP

Proposal: Two storey rear extension to existing property and replacement dormer at roof level.

The Committee NOTED the contents of a letter of objection.

A member of the public with an interest in this application addressed the meeting.

Members deplored that this was another instance of the local planning authority failing to notify neighbours in writing of a planning application.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing and incongruous. The proposed extension would

result in a negative impact on the amenity of the neighbours at no 15, causing loss of light to their living room window on the first floor. Members were concerned that the plans provided made no reference to the 45° rule.

The proposed zinc cladding was out of keeping and would cause the loss of the original lintel window on the second floor of this property, situated in the Staples Road Conservation Area, resulting in the loss of another period property in Loughton.

The Committee expressed concern regarding the proposal to lower the floor level by 115mm, considering the age of the property c1890, its existing foundations and the detrimental effect that could result on neighbouring properties. Insufficient information had been provided regarding this aspect of the application.

The plans also appear to show that the loft extension crossed over into no.15's property, this was particularly concerning as the neighbour had received no Party Wall Act notification. Members requested that the plans be scrutinized in this regard.

Members further noted that no construction method statement had been provided to confirm access issues for the proposed works to this terraced property. The narrow pathway next to no. 9 was an easement, providing in the past for the delivery of coal to these properties, and would not be an acceptable route to facilitate any proposed works for this application.

However, the Committee welcomed the proposed removal of the front dormer to this property but requested that the replacement window was a conservation Velux in order to preserve and enhance the character of the Staples Road Conservation Area. Accordingly, any further replacement windows would be preferable if they were timber framed.

PL619 Matters for Report

619.1 Notice of Appeal

**619.1.1 EPF/2510/23 – 17 Leaden Close, Loughton, IG10 3FF.
Proposal: Proposed alterations to the existing vehicle canopy to create garage. (Appeal ref no: APP/J1535/D/24/3339334 – Min no PL552.1)**

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

619.2 Permitted development rights consultation: changes to support householder development, building upwards, demolition and rebuild, and the installation of electric vehicle charge points and air source heat pumps - Department for Levelling Up, Housing and Communities - Citizen Space.

Members CONFIRMED they would submit their responses to the proposals in this consultation individually and provide details for the Planning Committee Clerk to register those of the Committee as a whole.

PL620 Planning Applications

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

620.1 Application No: EPF/0401/24

Officer: Robin Hellier

Location: 19 Church Lane, Loughton, IG10 1PD

Proposal: TPO/EPF/20/84 (Ref: G4 & G1)

T1, T2 & T5: 3 x Sycamore, T3 & T4: 2 x Ash - Crown reduce, as specified.

T6: Ash - Crown reduce to previous points, as specified.

T7: Ash - Crown reduce by up to 3m, 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/0411/24

Officer: Murtaza Poptani

Location: 3 Stonards Hill, Loughton, IG10 3EH

Proposal: Ground Floor extension to rear and rear first floor side widening of existing extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0423/24

Officer: Callum Wright

Location: 18 Fallow Fields, Loughton, IG10 4QP

Proposal: Remodelling of existing roof to facilitate a loft master bedroom. Side elevation obscure landing window. Rear gable to be glazed and to include a Juliet balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/0459/24

Officer: Loredana Ciavucco

Location: 42 Southview Road, Loughton, IG10 3LQ

Proposal: The proposal includes the demolition of the existing rear conservatory and replacement with a partly enlarged one-storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0470/24

Officer: Kelly Sweeney

Location: 22 Hatfields, Loughton, IG10 1TJ

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed two-bedroom annexe would face back down the garden onto neighbours impacting their amenity through overlooking, especially in the evening when the lights were switched on. The proposed annexe could easily become a separate dwelling particularly as there was potential independent access along the side of the main house. It would set a very dangerous precedent.

No justification was provided for the need of this accommodation.

Application No: EPF/0471/24

Officer: Mohinder Bagry

Location: 11 Southernhay, Loughton, IG10 4EN

Proposal: Construction of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0484/24

Officer: Loredana Ciavucco

Location: 101 Grosvenor Drive, Loughton, IG10 2LA

Proposal: Proposed 2 storey side extension with first floor set back to front of house. Hipped roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal was an overdevelopment. Its bulk and massing would be detrimental to the street scene.

Members considered the proposal should be reduced and redesigned to match that of 103 Grosvenor Drive, which would lessen the impact on the side window of no 99 Grosvenor Drive.

Application No: EPF/0494/24

Officer: Robin Hellier

Location: Saint Michael And All Angels Church, Roding Road, Loughton, IG10 3EJ

Proposal: TPO/EPF/11/97

G1: 6 x Lombardy Poplar - Re-pollard to previous 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/0502/24

Officer: Kelly Sweeney

Location: 37 The Avenue, Loughton, IG10 4PX

Proposal: Proposed single storey rear extension, first floor side extension, garage conversion to habitable, front porch and alterations to the roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0535/24

Officer: Amy Hallett

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Front Boundary Walls and Gates.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it did not enhance the street scene and failed to support the Local Plan biodiversity objectives, namely:

“to ensure that the design, density, layout and landscaping of new development is sensitive to the character of the surrounding area, is of a high quality, incorporates green and blue infrastructure, protects and enhances biodiversity to deliver a net gain where appropriate”.

The loss of too many trees and shrubs from this property, being so close to the Forest, completely disregards this policy. The proposal in planning application EPF/2028/23, to plant two silver birch and a hawthorn tree, none of them mature trees, was deemed insufficient.

Members reiterated its previous comment that this site only has one existing access point, not two, as incorrectly stated in this application.

The Committee supported the comments of the LRAPG in respect of this proposal, which were:

“At nearly 6ft the boundary treatment by reason of its solid appearance is too high and impacts on the openness of this part of Nursery Road. The walls and gates should be lower or redesigned to be open railings such as the example the applicant cites at Hatchwood House. If the occupants want privacy, they can use open railings and plant behind them, as at Crosstrees and Wenlin, which are also shown as examples.”

Application No: EPF/0544/24

Officer: Frederique Caillat

Location: Loughton Underground Station, Station Approach, Loughton, IG10 4PD

Proposal: The installation and relocation of a mobile boarding ramp on the westbound platform of the station.

The Committee had NO OBJECTION to this application.

Application No: EPF/0571/24

Officer: Sukhvinder Dhadwar

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Proposed erection of a rear single storey extension to attached side garage and conversion of garage into a habitable room, providing a new window to the front and new bi-fold doors to the side.

The Committee had NO OBJECTION to this application.

620.2 Deemed Permission – provided for information only:

No applications had been listed under Deemed Permission for this agenda.

620.3 Others – provided for information only: EPF/0534/24, EPF/0583/24 and EPF/0586/24

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

PL621 Decisions

No decision notices had been received.

PL622 Licensing Applications

No Licensing Applications had come to the attention of Officers.

PL623 Enforcement and Compliance

No reports had been received.

Signed:

Date: 15 April 2024