

**LOUGHTON TOWN COUNCIL**

**PLANNING AND LICENSING COMMITTEE**

**MINUTES of the Meeting held on Monday 29 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 K Rainbow  
J Riley G Wiskin

**Also present:** S Fontenelle (joined the meeting during min no PL637.1)

**Officers:** Debra Paris (Planning Committee Clerk)

**PL632 Apologies for Absence**

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

**PL633 Declarations of Interest**

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0183/24 – Four Seasons, 6 Garden Way, EPF/0673/24 – 120 Englands Lane, EPF/0677/24 – 10 Sparelease Hill, EPF/0739/24 – Connaught House, 112-120 High Road, EPF/0754/24 – 43 Alderton Hill, and EPF/0802/24 – 5 Whitehills Road; and in respect of the licensing application for Grand Cholan, 154 High Road (agenda item 8), owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

**PL634 Confirmation of Minutes**

The Minutes of the meeting of the Planning and Licensing Committee held on 15 April 2024 were CONFIRMED as a correct record and signed by the Chairman.

**PL635 Matters for Report**

**635.1 Re-consultation**

**635.1.1 EPF/0164/23 – White Cottage 5 Baldwins Hill. Proposal: TPO/EPF/04/79 (Ref: T26)**

**T1: Oak - Crown reduce by up to 2.5m, as specified.**

**Selective low limb reduction, as specified – Min no PL592.1**

The Committee NOTED the further information received from Epping Forest District Council's Tree Officer regarding this application and AGREED to waive its previous objection on condition that the works were closely monitored to ensure the specified modification of the Tree Officer was met.

**PL636 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.31) Order 2024**

The Committee NOTED the information received from Essex County Council regarding the above order.

**PL637 Planning Applications**

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

**637.1 Application No: EPF/0183/24**

**Officer:** Rhian Thorley

**Location:** Four Seasons, 6 Garden Way, Loughton, IG10 2SF

**Proposal:** Two-storey side extension and one and half storey rear extension. Raising of existing roof with the additional of 2 front dormers. New pitched roof to front. Render and cladding external of property. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment and would result in a detrimental effect on the street scene. The extension would create a negative impact on the amenity of the neighbours at no.7 due to a loss of light and an increased sense of enclosure.

Members also noted that the plans did not accurately represent the relationship of the host site with 7 Garden Way and requested that officers check this.

**Application No:** EPF/0625/24

**Officer:** Rhian Thorley

**Location:** 12 Etheridge Green, Loughton, IG10 2HZ

**Proposal:** Single storey rear extension.

The Committee had NO OBJECTION to this application.

Cllr Fontenelle joined the meeting during consideration of the following item.

**Application No:** EPF/0653/24

**Officer:** Robin Hellier

**Location:** Oak View School Whitehills Road Loughton IG10 1TS

**Proposal:** TPO/EPF/45/01 (Ref: T7)

T1: Oak - Crown reduce to 12m above ground level, 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 felt there was insufficient reason for such a large reduction from this mature substantial tree. No evidence had been provided to show the tree was unhealthy or in decline.

The Committee could also see no reason for the proposed clearing of shrubs from this site, which would damage the habitats of insects and wildlife here. School pupils should be encouraged to enjoy the surrounding nature.

**Application No:** EPF/0663/24

**Officer:** Kelly Sweeney

**Location:** 19 Broadstrood, Loughton, IG10 2SB

**Proposal:** Conversion of existing pitched roof attic space into new habitable room and ensuite, including three pitched roof rear facing dormers and new front elevation central hipped roof with replacement fixed glass landing window under

The Committee OBJECTED to this application, supporting the refusal reason of the local planning authority, in respect of application EPF/2413/23 for the site, which was:

*“The proposed front extension by reason of its prominent position and excessive scale would result in an overly prominent and incongruous form of development harmful to the character and appearance of the existing property, the streetscene and the wider locality. The development is therefore contrary to Policy DM9 of the Epping Forest District Local Plan 2023 and the aims and objectives of the National Planning Policy Framework 2023.”*

Members did not consider that this new proposal overcame those issues and did nothing to enhance the street scene.

**Application No:** EPF/0673/24

**Officer:** Loredana Ciavucco

**Location:** 120 Englands Lane, Loughton, IG10 2QJ

**Proposal:** Single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal blocked the side access. The extension should go to the edge of the building and have a pitched roof. The proposal was incongruous and would not enhance the street scene.

Members also considered that the plans did not match and were incomplete and requested that this be checked.

**Application No:** EPF/0677/24

**Officer:** Rhian Thorley

**Location:** 10 Sparelease Hill, Loughton, IG10 1BT

**Proposal:** Proposed demolition of existing property and erection of new build family dwelling and all associated works 10 Sparelease Hill, IG10 1BT.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment, by reason of its bulk, massing, height, and excessive glazing. This application would result in a detrimental effect on the street scene. The excessive use of glass to the rear should be reduced to diminish the impact of the rear elevation and to lessen the detrimental effect this would have on wildlife caused by light pollution.

Members deplored the loss of this bungalow, which would reduce housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities. Any further loss of bungalows would be harmful to the area and members drew attention to 21 The Crescent, Loughton IG10 4PY (Appeal Ref: APP/J1535/D/19/3234980) where a similar proposal was refused consent on appeal.

The Committee objected to the demolition of the existing house, on the grounds that it was 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. It is also contrary to the principles of the circular economy.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO<sub>2</sub>) 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.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC. Epping Forest does not need a bespoke planning policy to justify refusing on embedded carbon grounds. Other councils refuse consent to the loss of buildings without bespoke policies.

**Application No:** EPF/0701/24

**Officer:** Muhammad Rahman

**Location:** Sterling House, Unit G3, Langston Road, Loughton, IG10 3TS

**Proposal:** Change of Use of Existing Vacant B8 Warehouse to Flexible Class E Use.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0711/24

**Officer:** Mohinder Bagry

**Location:** 1 Champions, Loughton, IG10 2SG

**Proposal:** This application proposes three front facing dormer roof windows with pitched roofs. Also being applied for are two gable end windows.

Dormer windows -

This application follows the refusal of planning application reference 1522/23 for two roof dormer windows. The reason for refusal was due to the size of the roof dormers leading to a design which was considered disproportionate in size to the front roofscape located within a prominent space within the street scene. The size of the dormers were; Width (1.5m), Height (1.86m) and Depth (2.9m). It should be noted that the two roof dormers as well as being considered oversized did not relate visually in a vertical context to the first floor windows.

This application proposes three smaller roof dormer windows. Three are proposed to improve the design by relating to the three existing first floor windows. The size of each dormer is Width (1.4m), Height (1.6m) and Depth (2.5m). The cumulative dimension reduction along with their positioning makes a significant difference to their overall appearance and prominence.

Gable end windows -

This application also proposes gable end windows. These windows serve a stair landing and ensuite bathroom. The windows will be fitted with obscure glass and be non-opening. The windows will permit natural light into the building and thereby reduce the reliance on electricity.

This application follows the refusal of planning application reference 1522/23 for two roof dormer

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0717/24

**Officer:** Rhian Thorley

**Location:** Plume Of Feathers, 123 Church Hill, Loughton, IG10 1QR

**Proposal:** Installation of replacement signs 1 x Fascia sign, 2 x Sets of individual house name letters, 2 x Single side car park directional signs, 2 x Sets of sign written welcome letters.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0729/24

**Officer:** Murtaza Poptani

**Location:** 26 Hillyfields, Loughton, IG10 2JS

**Proposal:** Front Porch along with new entry door and new window.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0739/24

**Officer:** Kelly Sweeney

**Location:** Connaught House, 112-120 High Road, Loughton, IG10 4HJ

**Proposal:** Prior approval for the construction of new dwellinghouses immediately above the topmost storey at the Site to provide 6no. residential dwellings (Use Class C3).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would be unattractive and out of keeping, creating a negative impact on the street scene. The existing building is built to its maximum height and should not be increased. The proposal would also exacerbate the existing parking and traffic problems in the vicinity.

**Application No:** EPF/0740/24

**Officer:** Murtaza Poptani

**Location:** 14 Rookwood Gardens, Loughton, IG10 2DQ

**Proposal:** Two Storey Side Extension and Single Storey Rear Extension.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0744/24

**Officer:** Rhian Thorley

**Location:** 24 Doubleday Road, Loughton, IG10 2AT

**Proposal:** Single storey side extension with roof windows.

The Committee had NO OBJECTION to this application.

**Application No:** EPF/0749/24

**Officer:** Mohinder Bagry

**Location:** 5 Hillyfields, Loughton, IG10 2JT

**Proposal:** Single rear extension with flat roof.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment when taken together with the Permitted Development application for this site, EPF/0741/24.

The proposal was incongruous and would create a negative impact on the amenity of the neighbour at no.3, caused by overlooking.

**Application No:** EPF/0754/24

**Officer:** Nicola Bickerstaff

**Location:** 43 Alderton Hill, Loughton, IG10 3JD

**Proposal:** Demolition of existing house and construction of new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it failed to address its previous objections and the previous refusal reasons of the local planning authority, in respect of planning applications EPF/2271/23 and EPF/0573/23. If anything, members considered this application to be worse.

The Committee OBJECTED on the grounds that the mansion style design was detrimental to the visual amenity of the area. The floor to ceiling heights were oversized. The sheer height of the ground and first floors were considerably higher than the neighbouring properties and would dominate this part of Alderton Hill. The unattractive design was totally out of character, it should blend in with the area, not create an eyesore.

Members believe 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 (CO<sub>2</sub>) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO<sub>2</sub> 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 CO<sub>2</sub>. 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/0802/24

**Officer:** Murtaza Poptani

**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 NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it failed to improve upon the previous application, EPF/114/23. Members reiterated its previous comments, min no PL498.1, which were:

*“The Committee OBJECTED to this application on the grounds that the proposed rear extension was an overdevelopment, by reason of its height and bulk. Members considered the proposal was of poor design, the fenestration and proposed cladding was wholly out of keeping with the street scene; the fronts of the houses in this relatively small area form a coherent and pleasant whole, this proposal would be jarring and out of character.”*

**637.2 Deemed Permission – provided for information only:**

The Committee NOTED the following applications:

**Application No:** EPF/0726/24

**Officer:** Rhian Thorley

**Location:** 62 Greensted Road, Loughton, IG10 3DL

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

**Application No:** EPF/0741/24

**Officer:** Rhian Thorley

**Location:** 5 Hillyfields, Loughton, IG10 2JT

**Proposal:** Certificate of lawful development for a proposed loft extension, with hip to gable and extension to rear dormer and front rooflights.

**Application No:** EPF/0755/24

**Officer:** Rhian Thorley

**Location:** 50 Greensted Road, Loughton, IG10 3DL

**Proposal:** Certificate of lawful development for a proposed 3.0m single storey rear extension following demolition of rear conservatory, hip to gable roof extension and rear dormer and front rooflights in connection with a loft conversion.

**Application No:** EPF/0763/24

**Officer:** Amy Hallett

**Location:** 154 Borders Lane, Loughton, IG10 3SB

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

**637.3 Others – provided for information only: EPF/0633/24, EPF/0693/24 and EPF/0756/24**

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

**PL638 Decisions**

**638.1 Decisions by Epping Forest District Council**

No decision notices had been received.

**PL639 Licensing Applications**

**639.1 Application for New Premises Licence: Grand Cholan, 154 High Road, Loughton IG10 4BE**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of the prevention of crime and disorder and the prevention of public nuisance.

The requested hours in this application for licensable activities (sale of alcohol), opening times and for the playing of recorded music were considered to be too extensive.

Members could see no reason to allow the playing of recorded music from such an early hour, i.e 8am, and considered 11am to be early enough, so as not to cause disturbance to those residents living in the flats above.

The proposed hours for licensable activities (sale of alcohol) and opening times for Sundays to Thursdays, which are considered “normal working days” would create a nuisance caused by noise disturbance for residents in the flats above and those living in the houses close by, from patrons leaving at such a late hour.

Residents of neighbouring properties should not be expected to be disturbed later than 11pm Sunday to Thursday, and no later than 11.30pm on Fridays and Saturdays. Members were also concerned for the disturbance caused to neighbouring residents from delivery drivers, caused by noise from their vehicles and pollution, which would be encountered during warmer months when residents have their windows open.

Experience has proved that late night premises in Loughton result in anti-social behaviour including crime and disorder.

The Committee considered the conditions of the previous license for this premises, were more acceptable and caused less harm to local residents through public nuisance and crime and disorder offences. Those conditions being:

1. The standard opening hours of the premises to be 07:00 to 23:00 Sunday to Thursday and 07:00 to 23:30 Friday and Saturday;
2. Carrying out of licensable activities (sale of alcohol) from 11:00 to 23:00 Sunday to Thursday and 11:00 to 23:30 Friday and Saturday;
3. Provision of recorded from 11:00 to 23:00 Sunday to Thursday and 11:00 to 23:30 Friday and Saturday;
4. Prevention of Public Nuisance: Condition that the rear door of the premises to be closed from 22:00 each day.

**PL640 Enforcement and Compliance**

No reports had been received.

Members requested that the Planning & Licensing Committee Clerk follow up with Enforcement Officers on any progress regarding the Magistrates’ Court proceedings in respect of enforcement for the removal of the rear structure and air vents at Aura, 179-181 High Road, IG10 4LF.

**Signed:** .....  
**Date:** 20 May 2024