

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 June 2024 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
K-W Lee S Murphy J Riley

Also present:

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

2 Members of the Public.

The Committee AGREED to bring forward, after agenda item 3 – Confirmation of Minutes, Planning Application EPF/1014/24 – 69 Church Hill, as members of the public present at this meeting were interested in this item.

PL11 Apologies for Absence

Apologies for absence were received from Cllrs Minhas and Ubah. The Planning Committee Clerk reported that no substitutes had been nominated for this meeting.

PL12 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0706/24 – 89 Queens Road, EPF/0971/24 – 72 The Crescent; EPF/1005/24 – 251A High Road; and EPF/1048/24 – Davenant Foundation School, Chester Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of this organisation.

PL13 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 May 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL14 Planning Application

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

14.1 Application No: EPF/1014/24

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: 4no 3 bedroom houses in total, in a terrace configuration.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an over-intensification and overdevelopment of the site. The proposal was attempting to squeeze four properties up to the boundary edge of the neighbours, creating a terracing effect, and resulting in a negative impact on the amenity of the neighbours.

The application would have a detrimental impact on the street scene and would not enhance it. The architecture is not acceptable. The front

elevation attempts to mimic the neighbouring ugly terraces. The vertical brick protrusions were necessary in the past to segregate to boarding (preventing fire spread) but they are not necessary on the proposed. The vertical features make the elevation ugly. No information or samples of materials have been provided.

The plans provide no street view to show the crossovers, parking bays, bin enclosures and access to the entrance in relation to the incline of the road.

The number of proposed parking spaces on site compromises highway safety, it would result in users having to reverse out onto the very busy A121 creating a serious highway safety issue.

The application offers no biodiversity gains, it only removes the existing biodiversity, which is contrary to the Local Plan. Furthermore, the application site is close to the Forest and would have a deleterious effect on the SAC, contrary to the Local Plan. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwellings will also result in more pressure for the overstressed recreational services and subsequent damage to the SAC.

Members noted this was yet another proposal from this applicant, who had made eight applications over the last six years, attempting to place far too many dwellings on this site.

PL15 Matters for Report

15.1 Notices of Appeal

15.1.1 EPF/1815/23 – 25 Lower Park Road, Loughton, IG10 4NB. Proposal: Loft conversion with rear dormer and five roof lights to existing front roof slope, first floor side extension and alterations to existing single storey rear extension. (Appeal ref no: APP/J1535/ D/24/3342503 – Min no PL533.1)
The Committee NOTED the information received from Epping Forest District Council.

15.1.2 EPF/2379/23 – 10 Firs Drive, Loughton, IG10 2SL. Proposal: 4m rear first floor extension over part of 4m ground floor extension (Lawful development) to profile of existing chalet bungalow existing roof. (Lawful dev. drawings enclosed regarding ground floor extension in construction and roof extensions, commencing construction). (Appeal ref no: APP/J1535/ D/24/3342768 – Min no PL544.1)
The Committee NOTED the information received from Epping Forest District Council.

15.2 Re-Consultations – Planning Applications

15.1.2 EPF/0921/24 – 14 Tycehurst Hill, Loughton, IG10 1BU. Proposal Retention of dwelling as substantially reconstructed and extended. *AMENDED DESCRIPTION* – Min no PL7.1

The Committee reiterated its previous comments for this proposal, which were:

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

The Committee OBJECTED to this application on the grounds, that having stated in the original application approved by inspector on appeal, that the application was for part demolition only, the applicant had failed to supply a carbon assessment and justification for the demolition of the original dwelling in this new application – even if full demolition was “not intended”.

If full planning guidance was not complied with for this application, it would set a dangerous precedent.”

Members stated that the applicant should be forced to comply with the Planning Inspector’s original conditions, in particular relating to the materials.

15.1.3 EPF/2766/23 – Mulberry, Woodbury Hill, Loughton, IG10 1JB. Proposal: Variation to condition 2 on EPF/2259/21 (Demolition of existing dwelling house, standalone stable block, hard standing tennis court, and replacement with new dwelling) – Min no PL566.1

The Committee OBJECTED to this application stating the plans provided failed to make clear what the applicant wished to change from the original approved plans. A fresh more detailed application should be submitted.

15.3 Invitation to attend Licensing Panel Hearing: Licensing Application for Debden House Centre – Min no PL5.1.

The Planning Committee Clerk informed members that Epping Forest District Council Licensing Department had sent a Panel Invitation for a hearing on 18 June at 10.15am at the Civic Offices.

Unfortunately, due to prior commitments, members were unavailable to attend this hearing, but hoped that neighbouring residents would be able to attend and put their case, regarding this proposal.

The Committee had no further comments to add to its original submission for this application.

PL16 Planning Applications

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

16.1 Application No: EPF/0635/24

Officer: Mohinder Bagry

Location: York House, 18B York Hill, Loughton, IG10 1RL

Proposal: Ground Floor Side Extension.

The Committee OBJECTED to this application on the grounds that it was overbearing, building up to the boundary and too close to the trees.

However, members stated that they would waive their objection if the applicant agreed to step back slightly from the boundary and trees. This would avoid brick matching problems, as indicative on the extension on the other side. Also, it was requested that Permitted Development rights are conditioned to be removed by the local planning authority, if minded to approve, as the residents’ amenity space was now so limited.

Application No: EPF/0706/24

Officer: Sukhvinder Dhadwar

Location: 89 Queens Road, Loughton, IG10 1RR

Proposal: Demolition of 2 storey side extension and construction of a single dwelling to the land to the west of 89 Queens Road.

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

The Committee OBJECTED to this application on the grounds that the proposal would have a detrimental effect on the street scene, creating a loss of symmetry with the existing dwelling. It would also result in limited amenity space for the resident of the new dwelling.

The application would create a negative impact on the downhill neighbour's amenity caused by overlooking from the window in the rear elevation, which was above the height of the neighbouring property.

The proposal would also create a negative impact on the biodiversity of the nearby forest, caused by the removal of the existing garden to facilitate additional parking.

Members considered a two-floor property of an improved design, having regard to improved biodiversity, would be more acceptable than this three-floor proposal.

Application No: EPF/0911/24

Officer: Amy Hallett

Location: 37 Church Lane, Loughton, IG10 1PD

Proposal: To create a new room at first floor above the existing garage and create tiled canopies above the windows and doors to the front elevation.

The Committee OBJECTED to this application on the grounds that being built up to the boundary it would have a negative impact on the street scene and on the neighbour's amenity.

Members disagreed with the Planning Officer's pre-application advice that the proposal would have a negligible biodiversity impact.

Application No: EPF/0939/24

Officer: Samuel Finnis

Location: Annexe, 15 Greenfields Close, Loughton, IG10 3HG

Proposal: Removal of condition 3 of EPF/2710/15 'ancillary use' (Conversion and extension of existing garage into self-contained annexe (revision to EPF/1764/15)).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments, Min no PL608.1, which were:

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

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

The Committee OBJECTED to this application stating it would set an outrageous precedent. Enforcement Officers should be taking more rigorous action when such conditions are breached in order to prevent this

type of furtive behaviour circumventing planning regulations. The Committee considered the contents of the Statutory Declaration made by the applicant, but considered there was insufficient evidence to support the claims that the converted garage had been used as a separate dwelling for that period of time. No utility or council tax bills had been provided in support of the claims made. Members believed a Breach of Condition Notice should be served on the applicant, and that further satisfactory proof must be provided to sustain the applicant's claim."

Members considered this application to be an attempt to obtain approval by stealth, and that it sets a very dangerous precedent.

Application No: EPF/0940/24

Officer: Loredana Ciavucco

Location: 1 Crossfields, Loughton, IG10 3PY

Proposal: Double storey side extension, new window to rear ground floor in place of door, new doors to rear ground floor, new raised platform to rear and internal alterations.

The Committee OBJECTED to this application on the grounds that there was insufficient separation from 26 Chequers Road. Due to their triangular plots the two storey extensions would also result in overlooking, creating a negative impact on the neighbour's amenity.

Members considered a single storey extension with sufficient gap to the boundary at 2 Crossfields would be acceptable. 26 Chequers Road should not have been granted permission for a two storey extension.

Application No: EPF/0941/24

Officer: Amy Hallett

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed improvements and extensions.

The Committee OBJECTED to this application, stating the description was inaccurate. This was a totally new, very large, building. The proposed design would be similar to the neighbour and would be 50% larger. It was an overdevelopment.

The existing house has character. The new proposal would have a detrimental impact on the street scene and would result in a negative impact on the amenity of neighbours.

Application No: EPF/0948/24

Officer: Rhian Thorley

Location: 33 Wellfields, Loughton, IG10 1PA

Proposal: Demolition of existing conservatory and porch. Construction of new front porch and a part single part two storey rear extension. Single storey rear extension to existing garage. Alterations to fenestration.

The Committee OBJECTED to this application on the grounds that the application contains no mention an air conditioning unit, although one is shown on the side elevation, and would negatively impact the neighbour.

The air conditioning unit is ugly, spoiling the street scene. It should be moved down and situated on the rear elevation.

Application No: EPF/0971/24

Officer: Mohinder Bagry

Location: 72 The Crescent, Loughton, IG10 4PU

Proposal: Front ground floor porch extension, side and rear (3m) wrap around ground floor extensions, first floor flat roofed extension over part of ground floor.

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

The Committee OBJECTED to this application, stating the proposal was overwhelming. The application had not changed much from the previous proposal, EPF/2210/23.

The two storey dwelling would be very oppressive for the neighbour, resulting in the neighbour's garden being in shadow all morning.

The loss of this bungalow 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.

Application No: EPF/1005/24

Officer: Nicola Bickerstaff

Location: 251A High Road, Loughton, IG10 1AD

Proposal: Change of use of 1st floor from D1 cookery school to C3 residential flat and creation of additional floor, and 2 storey new build to the rear containing one flat with associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was too intensive for this location. The existing building was an example of the character and heritage of the High Road, and this proposal would result in its erosion, creating a negative impact on the street scene.

The application at the rear was an overdevelopment, attempting to pack too much in and would result in the retail outlets having no delivery space.

Members considered the plans looked to be creating an HMO, which would be unacceptable.

The Committee strongly supported the refusal reasons of the Local Planning Authority in respect of the previous application for this site, EPF/1351/23, which this proposal failed to overcome.

Application No: EPF/1008/24

Officer: Marie-Claire Tovey

Location: 65 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Variation of condition 2 plan numbers of EPF/2229/23 (Demolition of existing garage. Part one and part two storey side and two storey rear extension and new roof).

The Committee had NO OBJECTION to this application.

Application No: EPF/1018/24

Officer: Samuel Finnis

Location: 50 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Single storey rear extension, conversion of garage to living space and raised patio.

The Committee had NO OBJECTION to this application.

Application No: EPF/1021/24

Officer: Loredana Ciavucco

Location: 8 Nafferton Rise, Loughton, IG10 1UB

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1048/24

Officer: Sukhvinder Dhadwar

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Application for variation of condition 1 on planning permission EPF/1685/23 (Erect demountable buildings for provision of classrooms/support area).

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

The Committee had NO OBJECTION to this application, on the premise that the building remains temporary, as outlined in condition 2 of approved application, EPF/1685/23.

Application No: EPF/1089/24

Officer: Robin Hellier

Location: 15 Sycamore Close, Loughton, IG10 2PG

Proposal: TPO/EPF/13/90

T1 & T2: Oak - Crown reduce by up to 2m away from streetlight, as specified.

T3 : Oak - 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.

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

The Committee NOTED the following application:

Application No: EPF/0961/24

Officer: Sukhvinder Dhadwar

Location: 103 Barrington Road, Loughton, IG10 2AX

Proposal: Certificate of lawful development for permitted rights for HMO up to 6 persons.

The Committee OBJECTED to this application on the grounds that this was a perfectly good family house and should remain so. This was an unsuitable location for a HMO, which would result in a negative impact on the amenity of neighbours, as well as the residents of the proposed HMO. Parking problems that exist in this road would be exacerbated by this proposal, causing highway safety issues.

16.3 Others – provided for information only: EPF/0993/24
The Committee NOTED the information received from Epping Forest District Council.

PL17 Decisions

17.1 Decisions by Epping Forest District Council
No decision notices have been received.

PL18 Licensing Applications

No licensing applications had come to the attention of officers.

PL19 Enforcement and Compliance

No reports had been received.

Signed:

Date: 17 June 2024