

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

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

Committee Members:

Councillors: J Riley (in the Chair)
K-W Lee R Minhas S Murphy
C Ubah W Dodd (as substitute for the vacant Committee position)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL28 Apologies for Absence

Apologies for absence were received from Cllr Davies, Cllr Riley therefore Chaired this meeting. The Planning Committee Clerk reported that Cllr Dodd had been nominated as substitute for the vacant Committee position for this meeting.

PL29 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0916/24 – 25 Carroll Hill, and EPF/1178/24 – 95 The Lindens, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of this organisation.

PL30 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 June 2024 were CONFIRMED as a correct record and signed by the Chairman.

PL31 Matters for Report

31.1 Notices of Appeal

**31.1.1 EPF/2421/23 - 13 Stanmore Way, Loughton, IG10 2SA.
Proposal: Demolition of Existing House to Erect New Build with Basement and Second Floor - resubmission of refused application EPF/1293/23. (Appeal ref no: APP/J1535/W/24/3343127 – Min no PL576.1)**

The Committee strongly supported the refusal reasons of the local planning authority for this application, and reiterated its previous comments, which were:

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

The Committee OBJECTED to this application on grounds that the roof was still too high, it should be stepped down to fit in with the street scene.

Members further supported the comments of the LRA Plans Group that 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 (CO2) 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."

**31.1.2 EPF/0577/24 - 13 Stanmore Way, Loughton, IG10 2SA.
Proposal: Demolition of existing house to erect new build with basement and second floor - resubmission of refused application EPF/2421/23. (Appeal ref no: APP/J1535/W/24/3345136 – Min no PL628.1)**

The Committee strongly supported the refusal reasons of the local planning authority for this application, and reiterated its previous comments, which were:

"Members believed this application failed to address the refusal reason of the local planning authority for the previous application at this site, EPF/0577/24, which this Committee strongly supported.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment, by reason of its bulk, massing and height, and would result in a negative impact on the amenity of neighbours. The overdevelopment aspect was supported by the applicant's claim that they had agreement from the neighbours to remove trees on their land to accommodate this proposal.

The Committee objected to the demolition of the existing house, which would have a very negative impact on the Forest, this house being so close to the Forest. This proposal failed to offer any biodiversity gain, as set out in the Local Plan."

31.2 Re-Consultations – Planning Applications

31.2.1 EPF/0622/24 – 68 Spring Grove, Loughton, IG10 4QE.

Proposal: TPO/EPF/19/89 (Ref: T33)

T4: Oak - Crown reduce, as specified. Reduce lateral branches, as specified. ** FURTHER INFORMATION ** – Min no PL628.1

The Committee NOTED the further information provided by the Tree & Landscaping Officer regarding this application and AGREED to support his recommendation and WAIVE its previous OBJECTION. However, members requested that the pruning of this tree be closely monitored in order that only necessary pruning was implemented.

31.2.2 EPF/0635/24 - York House, 18B York Hill, Loughton, IG10 1RL.

Proposal: Ground Floor Side Extension – Min no PL16.1.

The Planning Committee Clerk advised members that the above Planning Application had been modified and as such Epping Forest District Council would welcome the Committee's views by 11 July 2024.

Members NOTED that the amendment failed to address its objection regarding stepping back. Therefore, the Committee reiterated its previous comments, which were:

“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.”

PL32 South Epping Masterplan Area - Strategic Masterplan Framework and Design Code Consultation

Given the consultation period runs until 25 July 2024, the Committee AGREED to defer responding to this consultation to allow all Committee members the opportunity to comment on this proposal.

PL33 Planning Applications

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

33.1 Application No: EPF/0916/24

Officer: Kelly Sweeney

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Demolition of the existing house and garages and erection of new 3 storey family dwelling (2 full storeys and additional accommodation in roof space-no basement)

Members deplored the retrospective nature of this application, as construction work had already begun on the site.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. The proposal was overbearing by reason of its bulk and height, creating a negative impact on the street scene that would dominate the smaller dwellings at nos. 19 and 23.

The proposed rear balcony would also negatively affect the neighbour's amenity caused by overlooking.

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.

The application made no legitimate case for the demolition of the existing property, failing to deliver any biodiversity objectives, as laid out in the Local Plan:

“The environmental objective is that development should protect and enhance the natural, built and historic environment as well as protecting biodiversity, minimising pollution and adapting to climate change and the demands of a low carbon economy.”

Application No: EPF/1158/24

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Proposed Ground Floor single storey Rear and Side extension, and proposed rear dormer Loft conversion

The Committee OBJECTED to this application stating the ground floor rear extension was too long. It would interfere with the 45 degree sightline from no.11 negatively impacting the neighbour's amenity. It was also longer than the extension at no. 9.

The host property has already been extended and this proposal would result in the garden being further reduced, affecting the amenity of the host residents.

Application No: EPF/1160/24

Officer: Rhian Thorley

Location: 7A Goldings Road, Loughton, IG10 2QR

Proposal: Proposed Ground and first floor rear extensions, internal renovations, floor plan redesign and all associated works at 7A Goldings Road, IG10 2QR.

The Committee had NO OBJECTION to this application.

Application No: EPF/1178/24

Officer: Amy Hallett

Location: 95 The Lindens, Loughton, IG10 3HT

Proposal: Proposed loft conversion with ridge raise and rear dormer, front rooflights, floor plan redesign and all associated works at 95 The Lindens, IG10 3HT

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments (Min no PL469.1) which were:

“The Committee OBJECTED to this application on the grounds that it would set an unwelcome precedent, noting that no other properties on this development had such extensions. The proposal was incongruous – a weird shape and would be out of character.

*Also, the proposed increase of two further bedrooms in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the 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.”*

Members NOTED that 2.1m headroom was not compliant with Building Regulations. There was insufficient headroom for the shower, and as such the proposal would need to be amended to raise the roof.

The Committee AGREED to deal with the following applications for Advertising Bus Shelters as a whole.

Application No: EPF/1181/24

Officer: Rhian Thorley

Location: Advertising Bus Shelter 2507-0012, High Road, Outside No. 131, Loughton, IG10 4LT

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1183/24

Officer: Rhian Thorley

Location: Advertising Bus Shelter 2507-0041, Oakwood Hill, Outside No. 4 Oakwood Parade, Loughton, IG10 3EL

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1184/24

Officer: Rhian Thorley

Location: Advertising Bus Shelter 2507-0025, Oakwood Hill, Outside Oakwood House, Loughton, IG10 3TZ

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1185/24

Officer: Loredana Ciavucco

Location: Advertising Bus Shelter 2507-0047, Chigwell Lane , Outside Debden Station, Loughton, IG10 3TG

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1186/24

Officer: Loredana Ciavucco

Location: Advertising Bus Shelter 2507-0035, Rectory Lane, Before Church Hill, Loughton, IG10 1PR

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1187/24

Officer: Loredana Ciavucco

Location: Advertising Bus Shelter 2507-0034, Rectory Lane, Before Hillyfields, Loughton, IG10 2QZ

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1188/24

Officer: Mohinder Bagry

Location: Advertising Bus Shelter 2507-0020, Church Hill, Outside No. 140, Loughton, IG10 1LH

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1189/24

Officer: Mohinder Bagry

Location: Advertising Bus Shelter 2507-0004, Church Hill, Opposite No. 140, Loughton, IG10 1PS

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1190/24

Officer: Mohinder Bagry

Location: Advertising Bus Shelter 2507-0032, High Road, Outside No. 166 - 168, Loughton, IG10 1DN

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1191/24

Officer: Loredana Ciavucco

Location: Advertising Bus Shelter 2507-0014, Valley Hill , Outside No.6, Loughton, IG10 3AA

Proposal: Double-sided digital displays to replace existing Double-sided Internally Illuminated 6-sheet Bus Shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds.

The Committee had NO OBJECTION to this application.

Application No: EPF/1215/24

Officer: Murtaza Poptani

Location: 5 Monkchester Close, Loughton, IG10 2SN

Proposal: Ground floor front extension to provide entrance hall and cloakroom.

The Committee had NO OBJECTION to this application.

Application No: EPF/1241/24

Officer: Samuel Finnis

Location: 47 The Uplands, Loughton, IG10 1NQ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1254/24

Officer: Amy Hallett

Location: 12 The Avenue, Loughton, IG10 4PT

Proposal: Demolition of existing garage and dormer. Construction of single storey rear and side extension. Construction of hip-to-gable roof and new rear dormer.

The Committee OBJECTED to this application on the grounds that it was too large and did not enhance the appearance of the building. It would interfere with the sightline from no.10, resulting in a negative impact on the neighbour's amenity. There was already a very long rear extension at no.4, but due to its orientation, it did not reduce the sunlight.

Members noted that this application did not provide neighbour consultation information, and expressed concern that neighbours likely to be impacted could be unaware of this proposal.

Application No: EPF/1259/24

Officer: Amy Hallett

Location: 98 Jessel Drive, Loughton, IG10 2EQ

Proposal: Convert front garden to driveway with new dropped kerb access.

The Committee had NO OBJECTION to this application. Members commended the applicant in complying with planning regulations by submitting a formal proposal, noting that neighbours had not done so having established driveways without dropped kerbs being installed to the detriment of the existing pavements.

33.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1169/24

Officer: Murtaza Poptani

Location: 50, Hillcroft, Loughton, IG10 2PS

Proposal: Certificate of Lawful Development for proposed conversion of garage to habitable room.

Application No: EPF/1194/24

Officer: Loredana Ciavucco

Location: 39 Roding Gardens, Loughton, IG10 3NH

Proposal: Certificate of lawful development for use of existing garage as a hobby room.

Application No: EPF/1203/24

Officer: Graham Courtney

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: Proposal for Permitted Development for Temporary Kitchen to supplement Replacement Buildings (previously approved) to replace RAAC affected Buildings

Application No: EPF/1223/24

Officer: Caroline Brown

Location: 16 Alderton Hill, Loughton, IG10 3JB

Proposal: Certificate of lawful development for confirmation that the works have been started on site after all pre-commencement conditions were discharged - reference EPF/1838/21.

33.3 Others – provided for information only: EPF/1108/24, EPF/1217/24 and EPF/1219/24.

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

PL34 Decisions

34.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL35 Licensing Applications

35.1 Application for a Pavement Licence: Starbucks, 243 High Road, Loughton, IG10 1AD

The Planning Committee Clerk advised that the consultation start date for this application was Friday 28 June 2024 and ended Thursday 11 July 2024, after the agenda for this meeting had been issued and before the next Committee meeting.

The Committee OBJECTED to this application on the grounds that the existing proposal extends too far out onto the pavement (2.08m). Being opposite existing street furniture it would therefore cause an obstruction to pedestrians.

Members stated that they would waive their OBJECTION if the proposal was amended to allow for a maximum of 2 tables with a maximum of 3 chairs per table, the street furniture should not extend beyond 1.5m onto the pavement outside this retail outlet.

PL36 Enforcement and Compliance

No reports had been received.

Signed:
Date: 15 July 2024