

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 January 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: J Riley (in the Chair)
W Dodd K-W Lee (from min no 157.2) R Minhas
S Murphy I Allgood (as substitute for Cllr Davies)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL153 Apologies for Absence

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk advised that Cllr Riley would therefore Chair this meeting, and that Cllr Allgood had been nominated as Cllr Davies substitute. Cllr Lee messaged to say that he would be delayed due to an emergency vehicle blocking his road.

PL154 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2344/24 – 12 The Meadway; EPF/2500/24 – 21 Tycehurst Hill; and EPF/2548/24 – 62 Wellfields, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL155 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 23 December were CONFIRMED as a correct record and signed by the Chairman.

PL156 Matters for Report

No matters for report were listed for this agenda.

PL157 Planning Applications

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

157.1 Full Planning Permission:

Application No: EPF/2467/24

Officer: Rhian Thorley

Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: Extension of pre-existing prep kitchen area (Previously received change of use EPF/1629/21) New extended area also requires change of use of from Storage and Distribution (B8 Use Class) to General Industry (B2 Use Class).

The Committee had NO OBJECTION to this application.

Application No: EPF/2551/24

Officer: Kelly Sweeney

Location: Fairmead Plots 3 & 4 Church Road, Loughton, IG10 4AJ

Proposal: Erection of two detached dwellinghouses to Plots 3 and 4 in place of two detached dwellinghouses approved under EPF/0679/24, EPF/1713/16 and EPF/2934/21 respectively.

This planning application was a Waltham Abbey matter that had been incorrectly listed under Loughton applications on the Epping Forest District Council's weekly list for 24 December 2024.

Cllr Lee arrived at the meeting.

157.2 Householder Planning Permission:

Application No: EPF/2344/24

Officer: Sukhvinder Dhadwar

Location: 12 The Meadway, Loughton, IG10 3AN

Proposal: Proposed outbuilding annexe for ancillary use.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the outbuilding was of excessive height. The drawings submitted for this proposal were incorrect: the drawing titles and the scale bar, which gave the impression that the outbuilding was smaller than it actually was.

Members commented that there was no ventilation for the kitchen, and the outbuilding would look back onto other residents, impacting their amenity.

Members also expressed concern for the building's intended use, as it was questionable why an annexe for ancillary use would require a kitchen, bathroom and bedroom. It appeared to be set up to offer further accommodation. This would set a dangerous precedent.

Application No: EPF/2496/24

Officer: Suleman Uddin

Location: 12 Carroll Hill, Loughton, IG10 1NJ

Proposal: Single storey rear extension, replacement of front entrance porch and front raised deck, new external entrance steps, window replacement throughout and change roof tiles to reconstituted slates.

The Committee had NO OBJECTION to this application.

Application No: EPF/2500/24

Officer: Klajdi Koci

Location: 21 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Proposed hip-to-gable loft conversion with rear dormer and rooflight on the front roof slope; two-storey side extension; single-storey rear infill extension; rear extension with stepped access and assisted platform; front extension; and first-floor front floating dormer.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that this proposal along with the recently approved loft conversion application would result in an overdevelopment of the site.

The height and bulk of the extension imbalanced the roof with that of no.23 Tycehurst Hill and would also overpower No 19. The proposal would be unsightly and out of character resulting in a negative impact on the street scene, contrary to policy DM9 of the Epping Forest adopted Local Plan

(2023) and the NPPF (2023). A hip roof would therefore be preferable to the proposed gable end. Materials should also match original to maintain the character and protect the street scene. Members also expressed concern regarding the accuracy of the drawings provided.

The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.

Application No: EPF/2543/24

Officer: Klajdi Koci

Location: 1 The Avenue, Loughton, IG10 4PT

Proposal: Removal of existing shed and erection of a single storey garden room.

The Committee OBJECTED to this application stating the height of the proposed garden room, 3,3m was excessive. It would create a negative impact on the amenity of neighbours in comparison to the existing flat open aspect to the rear of this site. The proposal would set an unwelcome precedent.

The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.

Application No: EPF/2548/24

Officer: Rhian Thorley

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Two storey rear and side extension.

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 and of a poor design, contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The two-storey rear extension imbalanced the rear elevation and was unsightly, it would be better to have hip roofs at the rear to lessen the visual impact. The addition, including the front side extension, should match that at No 64 to protect the character of the property.

The proposed first floor extension intersects the sightline/right to line of the first floor window of No. 64, negatively impacting the neighbour. Therefore the extension should be curtailed.

The Committee confirmed its intention for a representative to attend and speak at a meeting of the District Council Planning Committee to decide this application.

157.3 Consent to display an advertisement:

Application No: EPF/2534/24

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: 2 no. internally illuminated totem sign advertisement.

The Committee OBJECTED to this application, stating the proposed totem signs were too high. It would also interfere with the hedges and trees at the

site, which are conditioned to be protected as part of the original planning approval conditions.

Further, alongside the signage already approved for this site, the proposal would be contrary to sections (i) and (ii) of Policy DM13 of the adopted Local Plan which states that:

“Where Advertisement Consent is required, such consent will be permitted if the proposal respects the interests of public safety and amenity, taking into account the following criteria:

- (i) the design, materials and location of the **advertisement respects the scale and character of the building on which it is displayed and the surrounding area;***
- (ii) the proposals would not result in a cluttered street scene, excessive signage, or result in a **proliferation of signs advertising a single site or enterprise;** “*

Application No: EPF/2547/24

Officer: Suleman Uddin

Location: 253 High Road, Loughton, IG10 1AD

Proposal: Display of 1no. new internally illuminated hanging sign and 1no. new non-illuminated fascia sign in Santander's new standard script font. Fascia sign externally illuminated by light trough.

The Committee had NO OBJECTION to this application.

157.4 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2515/24

Officer: Mohinder Bagry

Location: 1 Trevelyan Gardens, Loughton, IG10 2FB

Proposal: Variation of condition 2 on EPF/3145/21 allowed on appeal (Front extension at ground and first floor).

The Committee had NO OBJECTION to this application.

157.5 Consent under Tree Preservation Orders:

Application No: EPF/2502/24

Officer: Robin Hellier

Location: 70 Spring Grove, Loughton, IG10 4QE

Proposal: TPO/EPF/19/89 (Ref: A1, G2)

T1-8: Lombardy Poplar - Crown reduce height 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/2536/24

Officer: Robin Hellier

Location: 2 Station Road, Loughton, IG10 4NX

Proposal: TPO/EPF/07/79

T1: Cedar - Prune lateral branches to clear building by 1.5m, as specified.

Selectively thin lower canopy only by 10%, as specified. Crown lift by up to 3m from ground, 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.

157.6 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2477/24

Officer: Rhian Thorley

Location: 4 High Silver, Loughton, IG10 4EL

Proposal: Certificate of lawful development for a proposed 4.0m deep single storey rear extension, existing extension removed.

**** The Committee requested that should the local planning authority be minded to approve this application that a condition be included prohibiting the use of the roof area of the extension as a terrace, to prevent negatively impacting the amenity of the neighbours.****

Application No: EPF/2518/24

Officer: James Rogers

Location: 64 Queens Road, Loughton, IG10 1RS

Proposal: Prior approval for a 6 metre deep single storey rear extension to the rear of the 2 storey part of the original house after removing existing smaller extension. The roof is flat and will be no more than 3 metres high from the natural external ground level.

**** The Committee was concerned at the excessive depth of this application.****

Application No: EPF/2524/24

Officer: Rhian Thorley

Location: 10 Pump Hill, Loughton, IG10 1RU

Proposal: Application for approval of details reserved by condition 4 'Hard and Soft Landscaping' and condition 5 'Materials' on planning permission EPF/1203/23 allowed on appeal (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. The Proposed Works are being Undertaken to Facilitate the Pool Confirmed as Permitted Development under Ref: EPF/2580/21. Given the Steep Topography of the Existing Site and Position of the Dwelling House, it is Essential to Level Out Part of the Garden to Implement the Permission Granted).

**** The Committee NOTED the contents of a letter of objection to this application****

Application No: EPF/2542/24

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 6 'Piling Method Statement' on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light

Industrial workspace / incubator units (Use Class E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).

Application No: EPF/2562/24

Officer: James Rogers

Location: 68 Wellfields, Loughton, IG10 1NY

Proposal: Prior Approval for the construction of a single storey rear extension which will extend beyond the rear wall of the original dwelling by 8.0m, for which the maximum height will be 4.0m and the height at the eaves will be 3.0m.

PL158 Decisions

158.1 Decisions by Epping Forest District Council

No decision notices were received for this meeting.

PL159 Licensing Applications

No licensing applications had come to the attention of officers.

PL160 Enforcement and Compliance

No reports had been received.

Signed:

Date: 20 January 2025