

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 January 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
K-W Lee R Minhas S Murphy
J Riley I Allgood (as substitute for Cllr Dodd)

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public.

PL161 Apologies for Absence

Apologies for absence were received from Cllrs Dodd and Ubah. The Planning Committee Clerk advised that Cllr Allgood had been nominated as substitute for Cllr Dodd for this meeting.

PL162 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2581/24 - 62 Wellfields; EPF/2591/24 - 15 Rookwood Gardens; and EPF/2593/24 - 97 Oakwood Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Allgood declared a non-pecuniary interest in planning application EPF/1574/24 – 6 Tewkesbury Close, as he knew the speaker for this item and had been a member of the Epping Forest District Council Planning Committee when previous applications for this site had been considered.

PL163 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 January 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL164 Matters for Report

164.1 Re-consultation

164.1.1 Removal of Conditions: EPF/1574/24 – 6 Tewkesbury Close, Loughton, IG10 3NT. Proposal: Variation of condition 3 and Removal of condition 4 of EPF/2688/23 (Change of use from waste land to garden). *AMENDED PLANS* – Min no PL61.1
A member of the public addressed the meeting.

The Committee OBJECTED to this application, maintaining its previous comments (min no PL61.1) that these planning conditions should remain as stipulated under EPF/2688/23.

The Committee believed it was important to maintain this garden area as a designated ecological natural habitat, safeguarding the bio-diversity benefits; and that it was essential for Condition 4 to

remain in order to safeguard the drainage ditch that runs through this land.

The Committee also believed this area of land had provided a wildlife habitat that created screening for the residents of Witham Close, and its removal had resulted in a loss of outlook to the detriment of those residents, and a loss of character to the area, thus it should be returned to its previous state.

164.2 Loughton Building Design Award 2025

No nominations were forthcoming for this award.

PL165 Planning Applications

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

165.1 Full Planning Permission:

No applications had been listed under this heading for this meeting.

165.2 Householder Planning Permission:

Application No: EPF/2507/24

Officer: Mohinder Bagry

Location: 12 Garden Way, Loughton, IG10 2SF

Proposal: Ground floor single storey rear extension.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve the application, that a condition be imposed that the roof should not be used as a terrace, in order to protect the amenity of neighbours.

Application No: EPF/2555/24

Officer: Samuel Finnis

Location: 25 Priory Road, Loughton, IG10 1AF

Proposal: Single storey side and rear extensions, and front porch.

The Committee OBJECTED to this application reiterating its previous comments, under min no PL122.1, that:

“This property was located in a characterful part of Priory Road. The mock Tudor feature on the front and side should be retained to preserve the symmetry of this semi-detached, its removal would create a negative impact resulting in a loss of character to the street scene.

The brick porch structure poses a security risk (concealed spaces), but it is also alien to the street scene.”

Members commented that the applicant had not made sufficient amendments to the previous proposal, EPF/2096/24, to overturn the refusal of the local planning authority.

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/2571/24

Officer: Samuel Finnis

Location: 10 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Removal of existing conservatory, ground and first floor front extensions. Roof extension including side and rear dormers. Replacement of existing chimney stack with two smaller chimneys.

The Committee OBJECTED to this application stating the front gabled facade looked incoherent. The triangular timber feature should be changed to only vertical timbers over the front porch and set back from the main facade (i.e. not planted over the facade). This would separate the porch from the main gable and maintain hierarchy.

Members would be willing to waive their objection if the above changes were made.

Application No: EPF/2581/24

Officer: Rhian Thorley

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Single storey rear and side extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/2591/24

Officer: Samuel Finnis

Location: 15 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Erection of front porch, two storey side extension, two storey rear part single storey rear extension, loft conversion with rear dormer and front skylights with associated internal alterations.

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. If both corner properties were to have two-storey side extensions then the corner would be closed off, contrary to policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The proposed roof over sails the boundary and should therefore be stepped back. There was insufficient roof height in the loft. The parents' room and the bedroom above were too close to the boundary. There was insufficient space in front of the windows to the front or the side boundary, which would result in overlooking causing a loss of amenity for the neighbours.

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/2593/24

Officer: Mohinder Bagry

Location: 97 Oakwood Hill, Loughton, IG10 3ER

Proposal: Single storey rear extension and part double storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the houses in this part of Oakwood Hill were sharply angled and not in a straight line, the proposed extension by reason of its height and bulk, would create a longer blank brick slab alongside the garden of no 95, resulting in an increased sense of enclosure to its occupants.

The rear ground floor is intersecting the 45 degree line from the neighbours' French window. Permitted extension is 3m deep. As drawn, the rear proposed dining room is bigger than the living room.

Members considered the first floor extension should be set in to alleviate the issue.

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/2600/24
Officer: Klajdi Koci
Location: 17 Englands Lane, Loughton, IG10 2QX
Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0004/25
Officer: Mohinder Bagry
Location: 7 Cleves Close, Loughton, IG10 3NN
Proposal: Demolition of existing rear conservatory, proposed ground floor rear extension, first floor rear extension, loft conversion with rear dormer, 2No. front roof lights to main roof and 1No. roof light to rear first floor roof.

The Committee had NO OBJECTION to this application. However, members expressed concern that the proposed extension would result in overdevelopment, and that the proposed loft height was insufficient.

Application No: EPF/0015/25
Officer: Rhian Thorley
Location: 24 Wroths Path, Loughton, IG10 1SH
Proposal: Construction of single storey rear and side extension.

The Committee had NO OBJECTION to this application.

165.3 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2584/24
Officer: Yee Cheung
Location: 12 Lower Park Road, Loughton, IG10 4NA
Proposal: Variation of condition 2 'Plan no's' on planning permission EPF/1376/24 (Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road).

The Committee had NO OBJECTION to this application.

Application No: EPF/0053/25
Officer: Samuel Finnis
Location: Highgrove Close, Loughton IG10 2FD (formerly land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT)

Proposal: Variation to condition 2 'Plan no's on EPF/1586/21 (Construction of a 4 bedroom two storey dwelling with associated parking and landscaping) allowed on appeal.

The Committee had NO OBJECTION to this application.

165.4 Consent under Tree Preservation Orders:

Application No: EPF/0002/25

Officer: Robin Hellier

Location: 9 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/23/15

T2: Lime - 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/0010/25

Officer: Robin Hellier

Location: 7 Cleves Close, Loughton, IG10 3NN

Proposal: TPO/EPF/02/93 (Ref: T19)

T1: Field Maple - Crown reduce 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.

165.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2529/24

Officer: Muhammad Rahman

Location: 10 Barncroft Green, Loughton, IG10 3ET

Proposal: Application for approval of details reserved by condition 3 'Contamination' on application EPF/0212/21 (Proposed new dwelling and alterations to fenestration on existing house).

Application No: EPF/2577/24

Officer: Suleman Uddin

Location: 78 Alderton Hall Lane, Loughton, IG10 3HE

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

Application No: EPF/2578/24

Officer: James Rogers

Location: 78 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Prior approval for the construction of a single storey rear extension which would extend 6m beyond the rear wall of the existing dwelling, a maximum height of 3m.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

Application No: EPF/2583/24

Officer: Klajdi Koci

Location: 26 Highland Avenue, Loughton, IG10 3AJ

Proposal: Certificate of lawful development for a proposed hip to gable roof extension, rear facing dormer and front roof lights in connection with a loft conversion.

Application No: EPF/0011/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

PL166 Decisions

166.1 Decisions by Epping Forest District Council

The decision notices for December 2024 were NOTED.

PL167 Licensing Applications

167.1 Street Trading Consent Renewal

167.1.1 Healthy Option, Wickes Car Park, Goldstone House, Langston Road, Loughton IG10 3TQ

The Committee had NO OBJECTION to this application.

PL168 Enforcement and Compliance

No reports had been received.

Signed:

Date: 3 February 2025