

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 February 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 R Minhas
S Murphy

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the public

PL169 Apologies for Absence

Apologies for absence were received from Cllr Davies. The Planning Committee Clerk reported that no substitute had been nominated, and that Cllr Riley would therefore Chair this meeting.

PL170 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0039/25 – 41, The Princess of Wales, Westall Road; EPF/0005/25 – 62 Forest Road; and EPF/0110/25 – 12 Greenfields Close, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

The Committee AGREED to bring forward agenda item 4.1 – Re-consultation of Planning Application EPF/2364/24 – 52 Trapps Hill, as a member of the public present at the meeting had an interest in this application.

PL171 Matters for Report

171.1.1 Re-consultation – Full Planning Permission

EPF/2364/24 – 52 Trapps Hill, Loughton, IG10 1TD. Proposal: Redevelopment of existing garden to provide 2 no. additional dwellings. *AMENDED PLANS* – Min no PL149.1

The Committee NOTED the contents of a letter of support.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the following grounds:

In the Transport Statement provided for this application, Highways request the following condition:

“Prior to occupation of each new dwelling the associated new vehicular access for each, as shown in principle on drawing no. 2024/7932/001 Rev P3 within the Transport Statement, shall be constructed at right angles to the highway boundary and to the existing carriageway. Both accesses shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge as appropriate, together with visibility splays of 2.4m x 43m as measured from and along the nearside edge of the

carriageway in both directions. Such splays are to be clear to ground and retained free of any obstruction in perpetuity;

Reason: *To ensure that safe and appropriate access for all users is provided."*

There are trees and hedges (between the road and the plot boundary) in the location of the access to Plot 2. If it has not been actioned already the applicant should carry out a survey of the organic habitat of this area and state the proposed alterations, clearly and accurately shown on drawings, to enable the council to comment and to ensure that safe and appropriate access 'and egress' for all users is provided.

Members thanked the speaker for the information regarding the landscaping and replanting proposals within this site. However, the above further information was required to establish that the natural green boundary on Traps Hill would be protected. The Committee expressed concern that the boundary would disappear, creating a detrimental impact on the street scene, which would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023), the policies of which seek to ensure, amongst other things, that new development is of a high quality design that respects the property, its setting and the character and environment of the locality.

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.

PL172 Confirmation of Minutes

The Committee AGREED to defer confirmation of the full minutes of the meeting of the Planning and Licensing Committee held on 20 January 2025 to its next meeting.

The final wording of the Committee's comments in respect of Planning Application EPF/1574/24 – 6 Tewkesbury Close, required amendments yet to be agreed. The remainder of the minutes were CONFIRMED in principle, with the signing of the full minutes to be undertaken at its meeting to be held on 17 February 2025.

PL173 Matters for Report

173.1 Notice of Appeal

173.1 EPF/1849/24 – Goldings Mansion, 12 Stanmore Way, Loughton, IG10 2SA. Proposal: Retrospective application for rear dividing garden brick wall – (Appeal Ref: APP/J1535/D/24/3356958) – Min No PL94.1

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

PL174 Planning Applications

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

174.1 Full Planning Permission:

Application No: EPF/0039/25

Officer: Muhammad Rahman

Location: 41 The Princess Of Wales, Westall Road, Loughton, IG10 2HX

Proposal: Demolition of existing unoccupied Princess of Wales pub and construction of 15 affordable homes targeting Passivhaus standards, an integrated front landscape and internal courtyard design and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

Public Houses are protected from permitted development rights to demolish them, therefore, a full planning application should be submitted for this site.

No public consultation process had been undertaken regarding this application, which had been carried out in respect of similar District Council proposals, giving local residents the opportunity to have an input and developers a better understanding of local issues, resulting in a better developed scheme.

Insufficient parking provision would exacerbate existing parking problems in nearby roads.

The proposal was of poor design, by reason of excessive height and bulk. Further, the following issues all contravene Policy DM9 - High Quality Design:

- The balconies are 2m+ deep, resulting in the rooms below to be heavily shaded. The proposed fenestration would result in poor daylight, dimly lit rooms.
- The stair-cores would benefit from more windows (more daylight) to provide a better environment and improved security. There should be windows on all levels to view into the courtyard.
- The end apartment in Block 2 would benefit from more windows under the sloping ceilings.
- Bathtubs against the windows would prevent the installation of high level (or adjustable) shower heads or for privacy blinds (opaque or textured glass would not prevent the loss of privacy).
- The top of the external brickwork (e.g. the balcony) should have copings to protect them from unsightly water damage/staining. The drawings do not show these copings.
- The balconies (appear to have concrete floors) are large and would require rainwater drainage. The design should take this into account to avoid uncontrolled water discharge over the edges.
- The kitchens should have their own kitchen extractors to discharge directly to the exterior. Reliance on MVHRs (even on boost) or recirculating kitchen extracts is not good practice (due to the steam, smell, grease and poor performance/maintenance).

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.

174.2 Householder Planning Permission:

Application No: EPF/2579/24

Officer: Samuel Finnis

Location: 41 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: First-floor rear extension (partial), garage conversion, and loft conversion.

The Committee OBJECTED to this application on the grounds that it was of poor design and would not enhance the street scene. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) relating to good design.

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/0005/25

Officer: Mohinder Bagry

Location: 62 Forest Road, Loughton, IG10 1EQ

Proposal: Ground Floor Rear Extension with two sky lights Ensuite at First Floor passing 45 degree rule (With Pitched Roof).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal failed to address its previous concerns sufficiently (EPF/2082/24 – min no PL122.1), namely:

- Boiler flue and kitchen extract cannot discharge onto the adjoining land.
- First floor bathroom was of poor design the roof has to be at a lower level to avoid clash with the gutter. The headroom as currently drawn is 2.1m. Lowering the roof will give less than 2m. It would be detrimental to the street scene.
- Although the shower has moved away from the window, the bathroom is still a poor design.

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/0023/25

Officer: Sukhvinder Dhadwar

Location: 12 The Meadway, Loughton, IG10 3AN

Proposal: Retrospective planning application for a single storey rear extension.

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application stating the large extension would negatively impact the amenity of 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/0041/25

Officer: Klajdi Koci

Location: 162 Willingale Road, Loughton, IG10 2DA

Proposal: Ground floor entrance extension with a room within the roof space with a dormer window.

The Committee OBJECTED to this application on the grounds that the side of the dormer was almost flush with the side wall, and it was almost a two

storey extension. The dormer windows would overlook the garden of no.164 and both gardens are very tiny. The loft extension has less than the required headroom of 2.4m.

The proposed loft extension was very similar to that of no.164 but slightly stepped back from the side wall. Nevertheless it would result in mutual overlooking and both loft extensions would form a two storey corner, which would be detrimental to the street scene, closing the existing gap between the properties. This was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) relating to good design.

Members considered a similar proposal in Brady Avenue, which retained the gap, offered a good example of what would be acceptable. A hip end design would prevent the closing in.

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/0044/25

Officer: Samuel Finnis

Location: 20 Roundmead Close, Loughton, IG10 1QD

Proposal: Single storey rear wraparound extension and first floor extension over attached garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0056/25

Officer: Suleman Uddin

Location: 7 Whitehills Road, Loughton, IG10 1TS

Proposal: Demolition of garage to allow for single storey rear and side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0070/25

Officer: Suleman Uddin

Location: 69 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: New two and single storey extensions to the rear, new porch and internal alterations.

The Committee OBJECTED to this application. The rear extension would impact the amenity of the neighbour.

The proposed entrance lobby being wide and protruding further forward has covered the cantilever support and timber beam of the main gable. This would be detrimental to the street scene. The proposed entrance lobby should be separate and similarly glazed on all three sides as existing but could be slightly forward.

The installation of insulation on the street elevation should be avoided as it would affect the window reveals, existing timber and the cantilever, altering the character. This was contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) relating to good design.

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/0110/25

Officer: Mohinder Bagry

Location: 12 Greenfields, Loughton, IG10 3HH

Proposal: Single storey front entrance extension plus a single and two storey rear/side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the height and bulk of the rear extension was unacceptable and should be reduced to appear subservient to the main dwelling. It would also negatively impact the amenity of neighbours at no.10 caused by overlooking.

The proposal failed to sufficiently address the Committee's previous objections, and members expressed concern that it failed to resolve the issue on the boundary.

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/0115/25

Officer: Rhian Thorley

Location: 7 Forest View Road, Loughton, IG10 4DX

Proposal: Erection of part single storey, part two storey rear extension, single storey front extension, infill of car port area & formation of hipped roof to existing first floor side extension.

The Committee had NO OBJECTION to this application.

174.3 Consent under Tree Preservation Orders:

Application No: EPF/0022/25

Officer: Robin Hellier

Location: The Thomas Willingale County Primary School, The Broadway, Loughton, IG10 3SR

Proposal: TPO/EPF/35/98

T1: Oak - Crown reduce by up to 4m, 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 expressed concern that the school had created a play area below the oak tree which could result in damage to the roots.

Application No: EPF/0108/25

Officer: Robin Hellier

Location: 8 Connaught Avenue, Loughton, IG10 4DU

Proposal: TPO/EPF/04/14 (T6, T7, T8)

G4: 3 x Lime - Crown reduce by up to 3.5m, 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.

174.4 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0061/25

Officer: James Rogers

Location: 43 Habgood Road, Loughton, IG10 1HE

Proposal: Prior approval for a 6.00m deep single storey rear extension, height to eaves 3.00m and maximum height 3.20m following demolition of existing conservatory and extension.

****The Committee expressed a concern at the excessive depth of this application and its subsequent impact on the neighbours.**

Application No: EPF/0083/25

Officer: James Rogers

Location: 1 Poundfield Road, Loughton, IG10 3JL

Proposal: Prior approval for the demolition of existing conservatory and erection of a 4.0 metre deep single storey rear extension, height to eaves 2.90m and maximum height 3.60m.

Application No: EPF/0106/25

Officer: Marie-Claire Tovey

Location: 3 Torrington Drive, Loughton, IG10 3TA

Proposal: Prior approval for a 4.50 metre deep single storey extension, height to eaves 3.00 metres and maximum height 3.00 metres.

Application No: EPF/0118/25

Officer: Suleman Uddin

Location: 24 Colebrook Gardens, Loughton, IG10 2HS

Proposal: Certificate of lawful development for a hip to gable and rear dormer roof extension.

****The Committee expressed a concern that the permission for a gable would set a precedent.**

PL175 Decisions

175.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL176 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL177 Enforcement and Compliance

No reports had been received.

Signed:

Date: 17 February 2025