

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 March 2025 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Dodd K-W Lee R Minhas
C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public.

PL186 Apologies for Absence

Apologies for absence were received from Cllrs Murphy and Riley for this meeting. The Planning Committee Clerk reported that no substitutions had been made.

PL187 Declarations of Interest

Cllr Minhas declared a non-pecuniary interest in planning application EPF/0352/25 – 43 Alderton Hill, as he knows the owners of this property.

The Committee declared a non-pecuniary interest in planning applications: EPF/0333/25 – 3 Brooklyn Avenue, EPF/0399/25 – 94 York Hill, EPF/0329/25 – 6 Audley Gardens, EPF/0012/25 – 26 Station Road, and EPF/0289/25 – 66 Englands Lane, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL188 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 February 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL189 Matters for Report

There were no matters to report.

The Committee AGREED to bring forward planning application, EPF/0289/25 – 66 Englands Lane, as members of the public present at the meeting were interested in this item.

PL190 Planning Applications

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

190.1 Full Planning Permission:

Application No: EPF/0289/25

Officer: Yee Cheung

Location: 66 Englands Lane, Loughton, IG10 2QQ

Proposal: Demolition of existing house and erection of two x 3 bedroom two storey semi-detached houses and two parking spaces.

The Committee NOTED the contents of 14 letters of objection.

The Committee OBJECTED to this application on the grounds that this was a landmark historical property of great heritage in Englands Lane. The loss of such a characterful property would have a detrimental impact on the street scene and would be contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design, and for developments to relate to the local character of the area and make a positive contribution to a place.

The property boundary fronts directly onto the highway with no pavement, it is located on the narrowest and busiest part of Englands Lane with a children's nursery located next door. This proposal would exacerbate highway safety issues on a road with existing congestion, speeding and parking problems.

The applicant refers to a now spent Appeal decision, which pre-dates the latest adopted Local Plan and that fails to recognise changes in the local area and current environmental pressures. This proposal needs to be considered afresh. It would not be sustainable to demolish the existing buildings and replace with completely new buildings resulting in the release of the embodied carbon dioxide into the atmosphere. The proposal would also negatively impact the EF SAC caused by the additional vehicle movements involved with such proposed demolition.

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/0269/25

Officer: Yee Cheung

Location: Unit A, The Landmark, 32 Barrington Green, Loughton, IG10 2BA

Proposal: Change of use of Unit A, into training, dance studio, associated incidental uses, and installation of AC unit.

The Committee had NO OBJECTION to the proposed Change of Use.

However, members expressed concern with regard to the mechanical provisions for this application.

There is no ventilation strategy mentioned. As highlighted in the previous application the doors and fenestration would be closed to prevent noise pollution. Hence, a mechanical plant is required. The Noise Impact Assessment does not appear to provide 3D noise modelling.

The A/C plant is very close to the residential units immediately above and the siting of the unit in the corner stairwell could funnel the noise towards the residential units on the far side. The ventilation plant would also require 3D modelling.

If minded to approve this application, the Committee requested that the Planning Officer ascertain that the ventilation plant and the A/C unit are properly designed, sited and shielded to meet Policy DM21 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which relates to Local environmental Impacts, Pollution and Land Contamination.

Application No: EPF/0304/25

Officer: Caroline Brown

Location: 275-277 High Road, Loughton, IG10 1AH

Proposal: Change of use from restricted Class E (Restaurant with Ancillary Takeaway and no other purpose) to un-restricted Class E.

The Committee OBJECTED to this application stating it was too opaque. No reason for the change of use had been provided. Further information was required on the intended use for the Committee to properly consider this proposal.

Application No: EPF/0354/25

Officer: Rhian Thorley

Location: National Westminster Bank Plc, 102 High Road, Loughton, IG10 4AS

Proposal: The replacement of the external ATM.

The Committee OBJECTED to this application stating the existing poor stonework repair had not fulfilled Policy DM9. The applicant needed to restore the historical character of this landmark building.

Whilst members had no objection, in principle, to the replacement of the ATM, a condition should be imposed for the stone repair to match the original and to be inspected upon completion.

190.2 Householder Planning Permission:

Application No: EPF/0012/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Construction of an ancillary garden structure, serving as a home office.

(Construction had commenced, now paused until application determination).

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application. The structure is sited right against the boundary, resulting in the roof negatively impacting the neighbour at no.28. As the land is higher to the rear the structure sits up, appearing a lot higher and oppressive when viewed from Brook Road, causing harm to the amenity of residents in Brook Road. This is contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design, and for developments to relate to the local character of the area and make a positive contribution to a place.

The building should be moved sufficiently away from the fence and a tall screen of evergreen plants/trees be planted to mask the building, as recommended by the Tree & Landscaping Officer. Furthermore, the large roof area, which is visible from the upper floor of no.28, should be a green roof (not artificial grass).

Application No: EPF/0262/25

Officer: Suleman Uddin

Location: 14 Southern Drive, Loughton, IG10 3BU

Proposal: Part first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0285/25

Officer: Samuel Finnis

Location: 9 Swan Lane, Loughton, IG10 4QW

Proposal: Erection of two storey rear extension (renewal of lapsed consent EPF/2742/21).

The Committee had NO OBJECTION to this application.

Application No: EPF/0310/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Demolition of existing extensions, reverting back to the original house footprint. Construction of extensions at the front, side, and rear, on the ground and first floors. Construction of a roof extension and dormer windows to suit the extensions.

The Committee OBJECTED to this application on the grounds that the proposed street elevation was not befitting the quality of the existing street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design, and for developments to relate to the local character of the area and make a positive contribution to a place.

The side extension proportion is very lumpy, and the windows are too narrow for the width of the extension. The street elevation would benefit, as a suggestion, from wider windows and a hip roof.

The proposed porch appeared like a cheap add-on. It would benefit, as a suggestion, from a round window and a hip roof.

An alternative better design from the applicant would be welcome, preferably one that would improve the street scene, which this proposal does not. It would also sit better next to the charming and characterful vintage property to the left which is so typical of this part of Station Road. Currently this application overlooks with the side dormer and negatively impacts and detracts from it.

The side dormer should have tiled cheeks to avoid the use of render above the first floor. The rear dormer should be moved away from the party wall line at a similar distance as the adjoining neighbour.

Application No: EPF/0327/25

Officer: Klajdi Koci

Location: 140 Borders Lane, Loughton, IG10 3SB

Proposal: Proposed single-storey rear and side extension with a flat roof and rooflights. New fenestrations.

The Committee OBJECTED to this application. Bolting on the side extension without a setback would be detrimental to the street scene and contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023) which requires a high-quality design.

The front of the side extension needs to be set back by at least 225mm (1 brick) for hierarchy and to allow the fascia plus the render to terminate against the side wall (i.e. not proud of the main facade).

Application No: EPF/0329/25

Officer: Samuel Finnis

Location: 6 Audley Gardens, Loughton, IG10 2EL

Proposal: First floor side extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be out of keeping, changing the character of the street scene. The first floor extension was too tight to the boundary of the neighbouring property. Although the first floor side extension has reduced the reasons for refusal still apply. The side extension should remain as a single storey.

Members considered the plans submitted to be ambiguous, with some drawings showing the ridge line being raised while others do not. Any raising in height of the ridge line would imbalance the roofline with that of the neighbour and be unacceptable in townscape terms, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0333/25

Officer: Mohinder Bagry

Location: 3 Brooklyn Avenue, Loughton, IG10 1BJ

Proposal: Loft conversion with hip to gable, rear dormer and 4 number roof lights to the front roof slope.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment, by reason of its height and bulk.

The first floor addition and gable roof would be detrimental to the visual amenity of this part of the street scene, particularly as this dwelling is sited on a corner, projecting further than its neighbours, in a road characterised by bungalows. Any further loss of bungalows would be harmful to the area, reducing housing choice, particularly for people with disabilities, contrary to Policy H1(E) Housing Mix and Accommodation Types, of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

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/0339/25

Officer: Kelly Sweeney

Location: 94 York Hill, Loughton, IG10 1JA

Proposal: Removal of rear additions & conservatory & replace with staggered two storey gable ended rear extension. Demolish & rebuild garage in same style as existing but with traditional doors, pitched roof & low profile roof lights.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application stating it failed to address sufficiently its previous comments and the refusal reasons of the local planning authority.

The rear extensions are far too large when they should be subservient to the main dwelling. The extra bulk dominates the dwelling causing harm to this part of the York Hill Conservation Area.

The latest submission is not much different in form and massing from the initial application, failing to address the neighbour's (no. 96-98's) concerns with regard to the additional bathroom windows to the side. All the concerns could be easily avoided if the applicant takes serious consideration of the comments from the Planning Committee and the reasons for refusal from the previous applications, (EPF/2399/24 and EPF/0899/24). The retention of the bedroom (next to 96-98) without elongating would also maintain the side outlook from the patio of no. 96-98.

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/0348/25

Officer: Rhian Thorley

Location: 36 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed First Floor Rear extension and proposed loft conversion incorporating rear Dormer and raising off existing roof by 400mm.

The Committee had NO OBJECTION to this application. However, members expressed concern that there was insufficient headroom in the loft extension, which did not meet Building Regulations standards. Should approval be granted, the Committee requested a condition for materials to match the original, to ensure Policy DM9 is fulfilled.

Application No: EPF/0353/25

Officer: Sukhvinder Dhadwar

Location: 8 Barfields Path, Loughton, IG10 3JJ

Proposal: Proposed ground and part 1st floor rear extensions to an existing dwelling.

The Committee OBJECTED to this application on the grounds that the rear extension should be reduced to 3m or the footprint reshaped to prevent intersecting the 45 degree line from the neighbour's ground floor window.

190.3 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0352/25

Officer: Yee Cheung

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached dwelling).

The Committee had NO OBJECTION to this application. However, members expressed concern that the proposed fenestration would not befit the quality of the street scene, the change from timber sliding sash to steel windows (Crittall) was more synonymous with Georgian style City architecture.

190.4 Consent under Tree Preservation Orders:

Application No: EPF/0316/25

Officer: Robin Hellier

Location: 17 Tycehurst Hill, Loughton, IG10 1BX

Proposal: TPO/CHI/02/70/A1

T1: Hornbeam - Selective prune of overhanging branches back to boundary line, 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.

190.5 Deemed Permission and Others— provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0298/25

Officer: Mohinder Bagry

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

Proposal: Approval of Details Reserved by Condition 4 foundation details of EPF/2161/24. (Ground floor side extension).

Application No: EPF/0321/25

Officer: Suleman Uddin

Location: 82 Algiers Road, Loughton, IG10 4ND

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.

**** The dormer is too wide. It should be set back much more from the side elevation and moved away from the party wall to avoid future terracing of dormers. Overlooking would result from the top floor full height doors.**

Application No: EPF/0355/25

Officer: James Rogers

Location: 152 River Way, Loughton, IG10 3LL

Proposal: Prior approval for a 6.0m deep single storey rear extension, height to eaves 2.90m, and maximum height 3.34m (FAST TRACK).

Application No: EPF/0361/25

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Application for approval of details reserved by conditions 10 Hard and Soft Landscaping and 14 Surface Water Drainage of EPF/1312/24. (Demolition of existing house to erect new build with basement and second floor - resubmission of refused application EPF/0577/24).

PL191 Decisions

191.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL192 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL193 Enforcement and Compliance

No reports had been received.

Signed:

Date: 17 March 2025