

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 28 April 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 S Murphy
J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the public.

PL220 Apologies for Absence

Apologies for absence were received from Cllr Minhas. The Planning Committee Clerk reported that no substitute had been nominated for this meeting.

PL221 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning application, EPF/0060/25 – 15 Deepdene Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL222 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 14 April 2025 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/0667/25 and EPF/0668/25, both in respect of 41 Wroths Path, as a member of the public present at the meeting had an interest in these items. Members further AGREED to consider both applications together as they were linked.

PL223 Planning Applications

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

223.1 Householder Planning Permission:

Application No: EPF/0667/25

Officer: Alex Sadowsky

Location: 41 Wroths Path, Loughton, IG10 1SH

Proposal: Proposed garage conversion incorporating some external alterations.

223.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0668/25

Officer: Alex Sadowsky

Location: 41 Wroths Path, Loughton, IG10 1SH

Proposal: Variation to Condition 4 of EPF/0679/86 (Proposed development: Revised elevations and floor layout for 9 approved houses - Wroths Path, Loughton.)

A member of the public addressed the meeting.

The Committee had NO OBJECTION to these planning applications.

PL224 Matters for Report

224.1 Notice of Appeal

224.1.1 EPF/2593/24 – 97 Oakwood Hill, Loughton, IG10 3ER.

Proposal: Single storey rear extension and part double storey rear extension. (Appeal ref no: APP/J1535/ D/25/3363423 – Min no PL165.2)

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

224.2 Request for Planning Pre-Application: The Last Post, 227 High Road

The Committee AGREED to a request from the applicant for the above planning application, to hear a pre-application for this proposal at its next meeting on Monday, 12 May 2025 at 7pm.

224.3 Determination of Planning Application EPF/0064/25 – Land Adjacent, 2 The Uplands, IG10 1NH.

The Planning Committee Clerk advised the Committee that the above matter, which members had objected to, was listed for determination at Epping Forest District Council before Planning Committee A, on Wednesday, 14 May 2025. Cllrs Davies and Riley confirmed that they should be available to attend the meeting to make representations on behalf of the Planning Committee.

PL225 Planning Applications

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

225.1 Full Planning Permission:

Application No: EPF/0760/25

Officer: Kelly Sweeney

Location: 25 Carroll Hill, Loughton, IG10 1NL

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

The Committee had NO OBJECTION to this application.

However, members expressed concern for the unnecessary demolition of the existing dwelling, which would negatively impact on the environment through carbon emissions, contrary to Policy DM21 Local Environmental Impacts, Pollution and Land Contamination of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The Committee requested that more substantial planting of trees and mixed hedges of native species be included in the proposed replanting scheme to offset the environmental impact of the proposed demolition, as laid out in Policy DM5 Green and Blue Infrastructure of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

225.2 Householder Planning Permission:

Application No: EPF/0637/25

Officer: Suleman Uddin

Location: 25 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of existing garage and conservatory. Erection of single storey side and rear extension with rooflights. Cladding to gable ends and installation of flue and Juliette balcony.

The Committee had NO OBJECTION to this application.

Application No: EPF/0640/25

Officer: Samuel Finnis

Location: 41 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed loft conversion, garage conversion and front porch.

The Committee had NO OBJECTION to this application.

Application No: EPF/0660/25

Officer: Klajdi Koci

Location: 15 Deepdene Road, Loughton, IG10 3PU

Proposal: Extensions to principal elevations of property relocating main entrance door.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it would destroy the street scene, eating into the neighbouring end of terrace house, and creating a negative impact on the neighbour's amenity.

The examples provided with this proposal, for Goldings Avenue and Rochford Green, have different and larger plot shapes. The proposed front extension would be forward of the terrace elevation and would break the symmetry with the mirror property at 20 Deepdene Road. The cladding and side feature window would also be out of character with the area. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0681/25

Officer: Suleman Uddin

Location: 41 The Crescent, Loughton, IG10 4PY

Proposal: Demolition of existing conservatory, garage and outside toilet. Erection of single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0757/25

Officer: Rhian Thorley

Location: 5 Summerfield Road, Loughton, IG10 4JF

Proposal: Single storey front and rear extension with alterations to the rear patio.

The Committee had NO OBJECTION to this application.

225.3 Consent under Tree Preservation Orders:

Application No: EPF/0772/25

Officer: Robin Hellier

Location: Rose Cottage 43 York Hill, Loughton, Essex IG10 1HZ

Proposal: TPO/EPF/03/87 (Ref: T8)

T1: Western Red Cedar - Fell and replace, 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 STRONGLY OBJECTED to this application.

Members commented that the honey fungus could be cleaned from the tree and would not destroy it. The site forms part of the Conservation Area and this tree should be retained.

225.4 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0655/25

Officer: Klajdi Koci

Location: 3 Malvern Gardens, Loughton, IG10 3AD

Proposal: Certificate of Lawful Development for proposed rear extension and rear roof extension, dormer and front roof windows.

**** Members believed there was inadequate headroom in the proposed loft.**

Application No: EPF/0722/25

Officer: Klajdi Koci

Location: 25 Longcroft Rise, Loughton, IG10 3NB

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Application No: EPF/0740/25

Officer: Klajdi Koci

Location: 70 The Crescent, Loughton, IG10 4PU

Proposal: Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer with front roof lights.

Application No: EPF/0838/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for approval of details reserved by condition 4 (surface water) on planning permission EPF/0372/25 (Proposed basement under previously approved extension scheme under reference EPF/0941/24).

PL226 Decisions

226.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL227 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL228 Enforcement and Compliance

No reports had been received.

PL229 Addendum Agenda Item

229.1 Councillor Request for Leave of Absence

The Committee AGREED to the request for a 3-month period leave of absence for Cllr House from 5 May 2025, due to medical reasons.

Signed:

Date: 12 May 2025