

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 12 May 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
S Murphy J Riley C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

4 Members of the public.

The meeting was preceded at 7pm by a pre-application presentation in respect of EPF/0781/25, 227 High Road, from Mr Mike Calder.

The Committee AGREED to bring forward planning applications EPF/0614/25 – 8 Ollards Grove, EPF/0781/25 – 227 High Road, and EPF/0696/25 – 8 Summerfield Road, after Confirmation of Minutes, as members of the public present at the meeting had an interest in these items.

PL230 Apologies for Absence

There were no apologies for absence for this meeting.

PL231 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0614/25 – 8 Ollards Grove and EPF/0781/25 – 227 High Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

Cllr Riley declared a non-pecuniary interest in planning application EPF/0781/25 – 227 High Road, being a Director of Lopping Hall, which could be seen as a competitor to the business model included in this proposal.

PL232 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 28 April 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL233 Planning Applications

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

233.1 Full Planning Permission:

Application No: EPF/0614/25

Officer: Caroline Brown

Location: 8 Ollards Grove, Loughton, IG10 4DW

Proposal: Demolition of existing site property for replacement with a three-storey residential development to create 7 dwellings, plus basement car parking.

The Committee NOTED the contents of two letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application on the grounds that it was overbearing, by reason of the proposed height and bulk which would be detrimental to this part of Ollards Grove and the wider area. The three storey front elevation appears incongruous against the lower three storey Ollards Court and the proposal is forward of that building resulting in a detrimental effect on the street scene. To allow the loss of a dwelling for a block of flats would set an unwelcome precedent and creeping erosion of unsympathetic buildings further into Ollards Grove.

The proposed rear extends too far into the garden, well beyond the rear building line. At three storeys, it would create a sense of enclosure affecting the amenity of the adjacent neighbours. The excessive depth of the rear addition would result in only a small part of the garden being retained, being far too small for seven dwellings and resulting in a lack of amenity for the residents of those dwellings. It would also negatively impact the amenity of the occupiers at No 10 given the intensity of the use of the space.

The proposed second floor terrace would overlook the garden of No 10 to the detriment of their privacy. The first floor terrace has been set back slightly but would still result in unacceptable overlooking of No 10. Contrary to Policies DM9 and DM10 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members noted some windows and floors of the neighbouring properties were missing from the drawings and the architect has drawn the 45 degree line in the wrong position. The accuracy of their daylight assessment is therefore questionable.

The loss of the existing building is unjustified on sustainability and embedded carbon grounds. No justification has been provided for its demolition or about the recycling of the existing materials in the building. There are no public benefits associated with the redevelopment and the existing dwelling appears to be in good condition and is not unattractive. This would be contrary to Policy DM20 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC. Members noted and supported the report from Natural England in this regard.

Due to the overdevelopment the digging out of the large basement would be drastic and not a sustainable approach. The basement car park would be wholly impractical and incapable of accommodating seven cars. The spaces being too close together and the circulation area too tight for cars to manoeuvre would most likely result in residents parking on the street. It would be more acceptable/sustainable for a smaller footprint and car parking on the ground level. This would be contrary to Policy DM12 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The loss of nine trees and three shrubs would negatively impact on the character of the street. Due to the car lift, cycle parking, hard surface and proposed basement they cannot be replaced. Members supported the objection of the Tree and Landscaping Officer to this proposal, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The amount of natural ground to absorb/permeate the rainwater would be severely reduced as a result of this proposal, contrary to Policy DM16 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/0781/25

Officer: Caroline Brown

Location: 227 High Road, Loughton, IG10 1BB

Proposal: Change of use of Pub (pub with food) to a shared space comprising of Health & Wellbeing, Retail, and Café on the ground floor and Offices to the first floor. Partial removal of existing rear buildings and all services, replacing with a new extension to the rear.

The Committee NOTED the contents of a letter of objection.

A member of the public addressed the meeting.

The Committee had NO OBJECTION to this application. Members believed the amended proposal addressed their previous concerns and considered it to be of good design.

However, members requested that the plans include clarification regarding any mechanical plant to be sited on the roof, along with a mechanical report. Any such plant would need to be screened off and should not be visible from across the street.

233.2 Householder Planning Permission:

Application No: EPF/0696/25

Officer: Samuel Finnis

Location: 8 Summerfield Road, Loughton, IG10 4JF

Proposal: Partial single, partial double storey rear extension, lower ground floor extension, alteration to existing main and garage roof and removal of chimney.

The Committee NOTED the contents of two letters of objection.

A member of the public addressed the meeting.

The Committee OBJECTED to this application stating the proposed was overbearing and would create a negative impact on the street scene. The aesthetic quality of the proposed was much inferior to the existing, resulting in a loss of character. Members noted that this application was of far poorer design than previous refused applications for this dwelling.

The proposed building has increased by one storey. This would reduce the daylight into the side rooms and views out of no.10. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The proposed was lacking green habitat at the front failing to enhance the biodiversity of the site, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members considered the proposal was approaching “demolition” without being specified as such in the description/drawings and requested that the Planning Officer be mindful of this, should the application be approved by the local planning authority, bearing in mind a similar occurrence recently regarding a different application site (EPF/0599/23 & EPF/0921/24).

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, should that be considered appropriate for this matter.

PL234 Matters for Report

234.1 Notice of Appeal

234.1.1 EPF/0145/25 – Land and garages, Whitehills Road, Loughton, IG10 1TS. Proposal: Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages. (Appeal ref no: APP/J1535/ W/25/3363783 – Min no PL165.2)

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

PL235 Planning Applications

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

235.1 Full Planning Permission:

Application No: EPF/0787/25

Officer: Mohinder Bagry

Location: 154 High Road, Loughton, IG10 4BE

Proposal: Retrospective permission to install exterior extraction and ducting work.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, supporting the Environmental Health Officer's report and recommendations.

Further, members noted that the exhaust of catering establishments do emit a lot of noise (and odour depending on the cuisine) from the end of the duct. Hence the duct termination needs to be much further apart, pointing away from the residents as far as possible, and pointing towards the High Street. Additional acoustic measures would also be required.

235.2 Householder Planning Permission:

Application No: EPF/0240/25

Officer: Klajdi Koci

Location: Goldings Croft, Clays Lane, Loughton, IG10 2RZ

Proposal: Loft conversion with dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/0428/25

Officer: Klajdi Koci

Location: 11 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0434/25

Officer: Klajdi Koci

Location: 5 Hogarth Reach, Loughton, IG10 3HP

Proposal: Conversion of garage into a habitable room and internal modifications.

The Committee had NO OBJECTION to this application.

Application No: EPF/0784/25

Officer: Samuel Finnis

Location: 29 Park Hill, Loughton, IG10 4ES

Proposal: Garage conversion plus a two storey front/side extension, single storey rear/side extension and a first floor side extension.

The Committee OBJECTED to this application stating the proposed front aligned with no. 31, which is not the same design. No. 29 being away from the end of the row should retain the main frontage, the same as its neighbours. The proposal was out of keeping, creating a terracing effect that would negatively impact the street scene. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Application No: EPF/0810/25

Officer: Suleman Uddin

Location: 71 Alderton Hill, Loughton, IG10 3JD

Proposal: Loft conversion with dormers.

The Committee had NO OBJECTION to this application.

Application No: EPF/0822/25

Officer: Klajdi Koci

Location: 121 Forest Road, Loughton, IG10 1EF

Proposal: Replacement of ground floor window with bay window. installation of additional window in the first floor front elevation and ground floor rear elevation.

The Committee had NO OBJECTION to this application. However, members expressed concern that the certificate of lawful development for a proposed loft conversion with a rear dormer and front roof lights, EPF/0821/25, was out of keeping and would result in a loss of character to this part of the street scene.

235.3 Consent under Tree Preservation Orders:

Application No: EPF/0854/25

Officer: Robin Hellier

Location: 20-22 Forest Road, Loughton, IG10 1DX

Proposal: TPO/EPF/07/80

T1: Horse Chestnut - Crown reduce height by up to 3m, as specified. Reduce lateral spread by up to 2m, as specified. Selective prune of lateral branches away from building to provide 1m clearance, 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 questioned the amount of pruning requested in this proposal, expressing concern that it could threaten the general health of the tree which provided a strong visual amenity to this location. Any works should be strictly adhered to as agreed by the Tree Officer, particularly concerning when the works can be undertaken, i.e. not during the growing season.

235.4 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0793/25

Officer: James Rogers

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: Prior approval for a 6.00m deep single storey rear extension, with height to eaves 2.63 and maximum height 3.60m.

Application No: EPF/0821/25

Officer: Klajdi Koci

Location: 121 Forest Road, Loughton, IG10 1EF

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

**** Members expressed concern that this was out of keeping and would result in a loss of character to this part of the street scene. They also believed there was inadequate headroom in the proposed loft.**

Application No: EPF/0848/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by conditions 12 (Landscape and Environmental Management Plan - LEMP), 15 (Boundary Treatment), 16 (Secure by Design), 18 (Cycle Parking) and 19 (Workplace Travel Plan) 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).

Application No: EPF/0862/25

Officer: Yee Cheung

Location: 12 Lower Park Road, Loughton, IG10 4NA

Proposal: Application for approval of details reserved by Conditions 3, 5, 8 & 11 and granted permission on EPF/2584/24 (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).)

PL236 Decisions

236.1 Decisions by Epping Forest District Council

The decision notices for April 2025 were NOTED.

PL237 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL238 Enforcement and Compliance

No reports had been received.

Signed:

Date: 27 May 2025