

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 27 May 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 C Ubah

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL239 Apologies for Absence

Apologies for absence were received from Cllr Davies. Cllr Riley therefore took the Chair for this meeting. The Planning Committee Clerk advised that no substitute had been nominated for Cllr Davies.

PL240 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications, EPF/0856/25 – 28 Ollards Grove and EPF/0901/25 – 12 Greenfields, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

The Committee also declared a non-pecuniary interest in agenda item 7.1.1, licensing application for a New Premises licence for Refan Beauty Ltd, 38C Chigwell Lane, IG10 3NY, as comments for this item had been received from Cllr Murray, Loughton Town Councillor Ward Councillor for this area.

PL241 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 12 May 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL242 Matters for Report

242.1 Notice of Appeal

242.1.1 EPF/0012/25 – 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). (Appeal ref no: APP/J1535/ D/25/3364819 – Min no PL190.2)

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

PL243 Planning Applications

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

243.1 Full Planning Permission:

Application No: EPF/0856/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Replacement Single Dwelling House.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that the proposal was out of keeping with neighbouring properties and overbearing, by reason of its height and bulk, resulting in a detrimental impact on this part of Ollards Grove and the wider area. Contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

The demolition of the existing building would be unjustified on sustainability and embedded carbon grounds and no justification had been provided for its loss. It is not sustainable to knock down existing buildings and replace them with completely new builds, as stated in paragraph 152 of the NPPF: *“152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.*

Members expressed concern that the TPO'd trees at this site had been removed without consent and that no enforcement action had been taken in this regard. The Committee drew the attention of the Tree and Landscaping Officer to the lack of a Planting Scheme in relation to the removed TPO'd trees, as previously requested, and the need for this to be addressed before this application can be decided.

Application No: EPF/0897/25

Officer: Suleman Uddin

Location: 284 Job Centre, High Road, Loughton, IG10 1RH

Proposal: Installation of 4no condenser units on existing main roof.

The Committee OBJECTED to this application.

However, members AGREED to waive their objection if the applicant was prepared to introduce environmentally friendly screening, to prevent the “industrial” element of these units impacting the visual amenity of the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

243.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0855/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Variation to timing of Condition 8 (EVCP) attached to approved consent 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 (Revised Scheme to EPF/1204/22).)

The Committee had NO OBJECTION to this application.

243.3 Householder Planning Permission:

Application No: EPF/0519/25

Officer: Suleman Uddin

Location: 3 Highland Avenue, Loughton, IG10 3AJ

Proposal: Proposed ground floor rear extension and part first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0715/25

Officer: Samuel Finnis

Location: 16 Dunmow Close, Loughton, IG10 3AS

Proposal: Loft conversion with dormers and front skylights.

The Committee OBJECTED to this application on the grounds that the proposed front dormer was of poor design quality, resulting in a negative impact on the street scene, contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

Members also noted that the drawings provided were inaccurate. No. 15 (adjoining) should have been drawn. No.15 is at a higher level and further back. The party wall at the rear is higher than the roof of no.16. The proposed rear roof extension would be partly against the party wall but partly above the roof of no.15, leaving about a 200mm gap to no.15 roof extension. The gap is not sufficient for construction and maintenance (for both properties). Hence there should be a sufficient gap between the proposed rear roof extension and the party wall for construction (and maintenance) as well as to satisfy policy DM9.

Application No: EPF/0840/25

Officer: Klajdi Koci

Location: 55 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed first floor extension and loft rooms.

The Committee had NO OBJECTION to this application.

Application No: EPF/0873/25

Officer: Klajdi Koci

Location: 43 The Uplands, Loughton, IG10 1NQ

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0878/25

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Erection of a single-storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0901/25

Officer: Mohinder Bagry

Location: 12 Greenfields, Loughton, IG10 3HH

Proposal: Single and two storey rear extension plus the conversion of existing attached brick storage rooms to a utility room.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0907/25

Officer: Mohinder Bagry

Location: 46 Upper Park, Loughton, IG10 4EQ

Proposal: Proposed new main roof, incorporating a new loft conversion with a flat roof rear dormer with a Juliet balcony.

The Committee had NO OBJECTION to this application.

243.4 Consent under Tree Preservation Orders:

Application No: EPF/0903/25

Officer: Robin Hellier

Location: 68 Habgood Road, Loughton, IG10 1HE

Proposal: TPO/EPF/25/94 (Ref: A1)

A1: Ash - Crown reduce height and spread by up to 3m, as specified.

NB: The permitted specification of works is detailed in the conditions.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant protected tree. It therefore objected to this application.

Members considered this tree brought a strong visual amenity to this location providing good screening, as specified in Policy DM9.

Application No: EPF/0904/25

Officer: Robin Hellier

Location: 26 Pyrles Lane, Loughton, IG10 2NH

Proposal: TPO/EPF/31/89

T2: Oak - Crown reduce height by up to 4m and blend into upper crown, as specified.

NB: The permitted specification of works is detailed in the conditions.

The Committee objects to applications which will result in inappropriate treatment being carried out to any significant protected tree. It therefore objected to this application.

Members considered the proposed reduction of up to 4m was excessive, and the tree was not fighting for light. The reduction would only encourage more vigorous regrowth.

If this application was approved, any works should be strictly adhered to as recommended by the Tree Officer.

Application No: EPF/0911/25

Officer: Robin Hellier

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: T5)

T1: Corsican Pine - Fell and replace, as specified.

NB: The permitted specification of works is detailed in the conditions.

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.

The drawings provided showed that the tree had been intentionally damaged to likely kill it. However, this had resulted in the tree growing out and had

unbalanced it. Members noted that no replacement tree had been identified in the application, which was required.

If this application was approved, any works should be strictly adhered to as recommended by the Tree Officer.

Application No: EPF/0983/25

Officer: Robin Hellier

Location: Carlton House, Algers Road, Loughton, IG10 4RS

Proposal: TPO/EPF/18/99 (Ref: T12, T10, T3)

T17, T27: Bird Cherry - Crown reduce to previous points, as specified.

T19: Ash - Crown reduce to previous points, as specified.

NB: The permitted specification of works is detailed in the conditions.

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.

243.5 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0883/25

Officer: Klajdi Koci

Location: 72 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Certificate of Lawful Development for proposed loft conversion including main roof extension to the rear with Juliet balcony, removal of chimney, internal alterations and outbuilding.

Application No: EPF/0962/25

Officer: Muhammad Rahman

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Approval of Details Reserved by Condition 4 'Surface Water Drainage' of EPF/0144/23 allowed on appeal (Proposed detached 3 bedroom dwelling in an existing side garden).

Application No: EPF/0965/25

Officer: Suleman Uddin

Location: 59 Valley Hill, Loughton, IG10 3AL

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and front roof light.

Application No: EPF/0966/25

Officer: Rhian Thorley

Location: 32 Lushes Road, Loughton, IG10 3QB

Proposal: Certificate of lawful development for a proposed care home for disadvantaged children.

PL244 Decisions

244.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL245 Licensing Applications

245.1 Application for a New Premises licence – Refan Beauty Ltd, 38C Chigwell Lane, Loughton, IG10 3NY

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

PL246 Enforcement and Compliance

No reports had been received.

Signed:

Date: 9 June 2025