

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 June 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: Cllr D Wixley

Officers: Debra Paris (Planning Committee Clerk)

PL247 Apologies for Absence

There were no apologies for absence for this meeting.

PL248 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application, EPF/0806/25 – 120 Valley Hill, owing to comments received from the Loughton Residents Association Plans Group (LRAPG), all Committee members being members of the Loughton Residents Association.

PL249 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 27 May 2025 were CONFIRMED as a correct record and signed by the Chairman.

PL250 Matters for Report

The Planning Committee Clerk reported that the agenda for the meeting of Planning Committee A at Epping Forest District Council for 25 June 2025 had been published today. The agenda included Planning application, EPF/0137/25 - 45 Sparelease Hill, Loughton IG10 1BS, which the Committee had objected to. The District Planning Officer has recommended this application for approval. The Planning Committee Clerk would forward details of this item to members, for confirmation of availability to attend the meeting.

PL251 Planning Applications

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

251.1 Full Planning Permission:

Application No: EPF/0806/25

Officer: Alex Sadowsky

Location: 120 Valley Hill, Loughton, IG10 3AU

Proposal: Demolition of existing single storey dwelling and construction of 2no. self-build new dwellings including link, private amenity, off street car parking, landscaping and boundary treatment.

The Committee NOTED the contents of a letter of objection.

Members noted that the previous application for this site had been withdrawn with good reason.

The Committee OBJECTED to this application on the following grounds:

The proposed removal of the street tree and grass verge to the front of the site on Valley Hill, would be detrimental to the street scene, negatively impacting the environment, contrary to Policy DM5 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023), *to enhance the public realm through the provision and/or retention of trees and/or designated and undesignated open spaces within built-up areas*.

This is a particularly hazardous junction, and the proposal for vehicles to drive into the parking bays, reversing in and out, on to a busy road (Valley Hill) would create a road safety issue. A Lollipop Person is situated here to assist the local children and public crossing Valley Hill to access Whitebridge Primary School, located in Greensted Road.

The proposed crossover would be too close to the junction. Vehicles at this junction dangerously park on the pavement and crossover, with traffic moving at excessive speed on Valley Hill, a Speed Indication Device (SID) had recently been installed nearby, with a local voluntary speed watch group in operation. Visibility when pulling out onto Valley Hill from this junction is restricted as the road goes down on both sides. Following recent road resurfacing at this junction the double yellow lines have yet to be reinstated by ECC Highways. If they were reinstated, as they should be on safety grounds, the lines would extend to be in front of the proposed crossovers and as such may deter parking on the crossovers, which if allowed would block sight lines for vehicles turning into Valley Hill from Greensted Road. The proposed parking bays would be better situated on the Greensted Road side of the plot.

The proposed ground floor would be partly inside 122. Although this is a Building Regulations issue planning application for 122 should be submitted in conjunction.

The proposed would be too close to Greensted Road. The rear elevation being greatly forward of the front facades along the street. This would be detrimental to the street scene on Greensted Road.

The internal area of the proposed end house is less than the minimum requirement. Both houses have Insufficient storage internally (restricted below the stairs). The proposed rear gardens for both dwellings are less than the minimum length of 10m. The garden of the proposed end house is less than the minimum of 50sqm. Both the substandard interior and the gardens are signs of overdevelopment. Members considered the site was insufficient to house two dwellings. They also noted the Proposed Block Plan submitted was incorrect. The application was therefore contrary to Policy DM9 of the Epping Forest adopted Local Plan (2023) and the NPPF (2023).

If the local planning authority was minded to approve this application, members requested that a condition is imposed for an environmental compensation offer, which has not been included in the plans. Also, for Swift Bricks to be included in the construction, to mitigate the decline of this species, as laid out in Policy DM1, Habitat Protection and Improving Biodiversity: *“A. All development should seek to deliver net biodiversity gain in addition to protecting existing habitats and species”*.

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.

Application No: EPF/1018/25

Officer: Mohinder Bagry

Location: Unit 3, 2 Station Road, Loughton, IG10 4NX

Proposal: Installation of access hatch and associated external alterations.

The Committee had NO OBJECTION to this application. However, members requested a condition be imposed for the proposed brickwork to be rendered to match existing.

251.2 Householder Planning Permission:

Application No: EPF/0661/25

Officer: Samuel Finnis

Location: 23 Longfield, Loughton, IG10 4EE

Proposal: Part single part double storey rear extension and rooflights.

The Committee had NO OBJECTION to this application. However, members requested that a green roof should be considered for the flat roof, to mitigate the visual impact for the neighbour, and as compensation for the proposed moving of the tree in this proposal.

Application No: EPF/1004/25

Officer: Klajdi Koci

Location: 31 The Crescent, Loughton, IG10 4PY

Proposal: Single storey rear extension.

The Committee OBJECTED to this application, stating the extension severely cuts across the 45 degree line, negatively impacting the neighbour's amenity. The extension should be reduced to the permissible 3m or configured to avoid the intersection. Bitumen felt would not be appropriate. A good quality single ply membrane or green roof would be permissible.

Application No: EPF/1007/25

Officer: Samuel Finnis

Location: 48 Upper Park, Loughton, IG10 4EQ

Proposal: Single storey rear extension and refurbishment of existing dwellinghouse, including upgrading of existing flat roofs, windows and doors. Modification of front ground floor lean-to roof to improve elevational balance and rebuilding partial ground front elevation to match original bricks.

The Committee had NO OBJECTION to this application.

However as the flat roofs are to be replaced and extended a good quality roofing membrane (instead of bitumen felt) would be preferred. Also, the side edge on the boundary with 46 should have a minimal upstand to prevent water from spilling over the edge.

251.3 Deemed Permission and Others– provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1021/25

Officer: Suleman Uddin

Location: 179 Smarts Lane, Loughton, IG10 4BW

Proposal: Certificate of Lawful Development for a proposed loft conversion on the main and rear addition roof.

Application No: EPF/1063/25

Officer: James Rogers

Location: 16 Deepdene Path, Loughton, IG10 3PS

Proposal: The removal of a 3.20m deep conservatory and the construction of a 3.60m deep, 3.60m maximum height, 2.80 height to eaves ground floor rear extension with pitched roof along with 2 no. rooflights. Walls to have rendered finish to match house.

PL252 Decisions

252.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL253 Licensing Applications

No Licensing Applications had come to the attention of officers.

PL254 Enforcement and Compliance

No reports had been received.

Signed:

Date: 23 June 2025