

THESE MINUTES NOT YET CONFIRMED

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 16 March 2020 at 7.45pm at Loughton Library & Town Hall.

Present:

Councillors: J Angold-Stephens (in the Chair)
P Abraham T Cochrane T Downing
C Davies C C Pond (as substitute for Cllr Murphy)

Officers: Debra Paris (Planning Committee Clerk)

5 Members of the Public

PL864 Apologies for Absence

Apologies for absence were received from Cllrs Latchford and Murphy. The Planning Committee Clerk reported that Cllr CC Pond had been nominated as substitute for Cllr Murphy for this meeting.

PL865 Declarations of Interest

Cllrs Angold-Stephens and Cochrane declared a non-pecuniary interest in planning application EPF/0380/20, 2 High Silver, as they had both spoken to a neighbour in respect of this proposal.

Cllr CC Pond declared a non-pecuniary and non-prejudicial interest in these proceedings as a dual-hatted councillor and member of Epping Forest District Council Area Planning Sub-Committee South. He stated that any views he gave at this meeting would be considered afresh if the applications came before a District Council committee, in light of all the evidence available at the time.

He also declared a non-pecuniary interest in item 4.2: Ripley Grange – Listed Status, on the agenda, as he was responsible for securing this grading.

The Committee declared a non-pecuniary interest in the following planning applications:

- i) EPF/0249/20, 3 Sparelease Hill; EPF/0273/20, 66 The Broadway; EPF/0379/20, Playing Field Site EF College; EPF/0380/20, 2 High Silver; EPF/0406/20, 13 Wroths Path; EPF/0413/20, 4 Steeds Way; and EPF/0442/20 Lincoln Hall, 125 High Road, owing to comments received from the LRA Plans Group; and
- ii) EPF/0211/20, White Cottage, 5 Baldwins Hill, as the architect was known to the Council.

PL866 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 March 2020 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning applications EPF/0249/20, 3 Sparelease Hill and EPF/0380/20, 2 High Silver, as members of the public were interested in these items.

PL867 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

867.1 Application No: EPF/0249/20

Officer: Honey Kojouri

Applicant Name: Mr Kelly

Planning File No: 016471

Location: 3 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed two storey side extension and a single storey porch.

The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

The Committee OBJECTED to this application on the grounds that the proposal is overbearing and bulky, building up to the boundary creating a terracing effect, and causing detriment to the street scene. The eaves of this property would also encroach on the neighbouring property at no.1 Sparelease Hill, resulting in a deleterious effect on the amenity of the neighbours.

If the large cedar tree on this site was lost, which is unclear, it would cause further detriment to the open aspect of the street scene.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0380/20

Officer: Brendan Meade

Applicant Name: Mr James Berlin

Planning File No: 007035

Location: 2 High Silver, Loughton, IG10 4EL

Proposal: Proposed change of decking shape to rear garden - Levels are as per previous approved application EPF/3242/17.

The Committee NOTED the contents of three letters of objection.

A member of the public with an interest in this application addressed the meeting.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application by reason of the height and change in levels of the construction of the deck, which has caused a gross intrusion on the amenity and privacy of the neighbours at no.1. This construction has also created a deleterious effect on the amenity and privacy of other neighbouring properties.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

PL868 Matters for Report

868.1 Notice of Appeal

EPF/1635/19 – Junction of Potters Close & York Hill, Loughton, IG10 1JA. Proposal: Proposed erection of a detached x 2 no. bedroom cottage. (Appeal ref no: APP/J1535/D/20/3246315) – Min no PL725.1

The Committee NOTED the information received from Epping Forest District Council. However, members commented that since they believed that the applicant lives on the other side of the Close this was an infraction against the process and the matter should proceed under the normal appeal process.

868.2 Ripley Grange – Listed Status

The Committee NOTED and COMMENDED The Chairman of the Historical Society, Chris Pond, for securing the statutory listing of Ripley Grange, its garden buildings and outhouses by Historic England at Grade II*, the highest grade of listing apart from Grade I, which covers mediaeval cathedrals, the Tower of London etc. The only other building of this grade in Loughton was the Warren House, the Forest HQ.

868.3 Future Planning Meetings: Coronavirus, Covid-19

In view of the present Coronavirus situation, the Chairman of the Planning Committee had discussed with the Town Clerk the possibility of holding internet meetings, who advised that currently there was no provision in law for such a practice.

The Chairman therefore suggested that future planning applications be dealt with under delegated authority. Members AGREED that three members of the Committee, along with the Planning Committee Clerk, would discuss by email planning applications, with written comments of residents being considered.

This would require the Committee to study the plans in advance of this consultation, and those members that were able to would then form part of the meeting considering the applications under delegated authority.

Cllr Pond indicated that this would also apply to the town council's other Committees. Authorities were awaiting statutory instruments which would allow the abandonment of elections and statutes. The Town Clerk would keep town councillors updated and issue instructions accordingly.

Cllr Pond suggested to proceed as proposed unless and until the Government issued further advice.

PL869 Planning Applications

The following planning applications were CONSIDERED and the plans inspected.

869.1 Application No: EPF/0211/20

Officer: Muhammad Rahman

Applicant Name: Mr Balbir Doal

Planning File No: 009709

Location: White Cottage, 5 Baldwins Hill, Loughton, IG10 1SE

Proposal: Proposed two storey side & rear elevation, part basement to rear, tiled conservatory to the rear, front porch & internal alterations.

The Committee OBJECTED to this application, referring to the Tree Officer's Report for a holding objection.

If the local planning authority was minded to approve this application, members AGREED to withdraw their objection should a suitable arboricultural report be submitted with the provision of replacing the protected ash tree which had been removed, as was previously agreed.

The Committee also requested a condition for the fenestration to be replaced using timber and leaded light placements as appropriate for a property within the Conservation Area.

Application No: EPF/0273/20

Officer: Natalie Price

Applicant Name: Mr Christopher Davies
Planning File No: 026181
Location: 66 The Broadway, Loughton, IG10 3ST
Proposal: Change of Use of premises from A1 (shop) to a D1 use (place of worship and community hub).
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was the loss of another retail outlet from this area, and due to the lack of detail in respect of the fascia and interior.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0345/20
Officer: Muhammad Rahman
Applicant Name: Mr Alex David
Planning File No: 030534
Location: 2 Lucton Mews, Loughton, IG10 3PE
Proposal: Proposed demolition of rear conservatory with a replacement rear & side ground floor single storey extension with rooflights. Loft conversion with rear dormer and x2 no. front rooflights.

The Committee OBJECTED to this application stating it was too large for the site and due to the loss of the already limited private amenity space.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0367/20
Officer: Muhammad Rahman
Applicant Name: Mr & Mrs Devpal Bhachu
Planning File No: 017445
Location: 53 Deepdene Road, Loughton, IG10 3PP
Proposal: Proposed rear & side single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0370/20
Officer: Marie-Claire Tovey
Applicant Name: Mrs Shabena Sheikh
Planning File No: 024072
Location: 57 Church Lane, Loughton, IG10 1NW
Proposal: Alterations to existing boundary walls including the height.

The Committee OBJECTED to this application on the grounds that the piers and railings were too high, resulting in a closing-in to the street scene.

Members deplored the loss of the greenery to the street scene and requested the planting of native species to soften the impact of the metal railings and to enhance the appearance of the street scene, should the local planning authority be minded to grant this application.

Application No: EPF/0379/20
Officer: Marie-Claire Tovey
Applicant Name: Mr David Chalmers
Planning File No: 002145

Location: Playing Field Site, Epping Forest College, Borders Lane, Loughton, IG10 3SA

Proposal: Redevelopment of the site to provide 285 residential dwellings (Use Class C3) in a series of blocks ranging from 2 to 5 storeys in height, a new Wellness Centre (Use Class D1), creation of a new public park, car parking, communal landscaped amenity areas, secure cycle parking and other associated development.

The Committee NOTED the contents of 14 letters of objection.

The Committee OBJECTED to this application on the following grounds:

Members refuted that the design closely related to the character, appearance and scale of the surrounding area. The proposed buildings are monolithic and wholly out of character. The blocks, at up to 5 storeys, are too high and overbearing. The nearby college buildings represent a different use which does not justify the proposed height and bulk of this application. The proposed development is domestic and should take its design lead from the height and bulk of the surrounding residential dwellings, which are predominantly red brick two storey residential homes with traditional pitched roofs.

The development would incur a significant impact on waiting lists for local health centres. Local surgeries are already oversubscribed with residents experiencing great difficulty in getting appointments. There is no evidence that these can be extended to meet the extra demand this proposal would create. No health impact assessment (HIA) had been submitted with this proposal.

Local schools are already over-subscribed and this proposal would impact further on local education provision.

Loughton has inadequate public transport, particularly along Borders Lane, with no bus service available along the road after 7pm. The Central line service has recently been reduced and this proposal would exacerbate the already overcrowded trains. The service would not be able to cope with additional commuters.

The proposed access to the site, being on a bend of a narrow busy road and too close to the college parking, would be dangerous for pedestrians and other car users during the rush hour.

The proposal for 28 Shared Ownership and 57 Affordable Rented units requires assurances that the viability report was undertaken in accordance with RICS guidance.

This site requires an Environmental Impact Assessment.

The Committee is concerned that, as the proposed Wellness Centre is part of the college, later on in the planning process the promises of public access would be rescinded. The centre would also attract additional traffic and congestion causing parking difficulties for existing nearby residents.

The development includes 198 parking spaces and would also attract visitors in cars, thus causing a significant and wholly unacceptable impact to the air quality on the SAC. The effect would be particularly severe from queuing traffic on the A121. Existing congestion in this area is already at

unacceptable levels and this part of Loughton cannot sustain any increase in vehicular traffic.

Members referred to the recent appeal decision for the proposal at 13-15a Alderton Hill (Appeal Ref: APP/J1535/W/18/3203410), which cited the effect on the SAC as grounds for dismissing the appeal. It was noted that this development is far larger than that proposal. The proposal for paying a sum of money is inadequate to overcome the legitimate concerns regarding the impact on the Epping Forest SAC.

The scheme represents an overdevelopment of the site, being 30% larger than the draft plan allows and would cause significant harm to the forest, congestion on the local roads and for nearby residents. This is a cherished open space that is well used by the local community.

Luctons Field is virgin land having never been built on and is a vital part of the urban open space (it is zoned as this in the 1998 Local Plan). It is the *Green Meadow* of the seminal nature work *Unto the Fields* by Donald Gillingham, published 1953. This is a valuable green asset, the nature of which helps to minimise the pollution suffered by the City of London, which can be viewed from this exact location.



The Chairman of the Committee would be willing to speak, if available, at the Area Plans South meeting in respect of this application.

Application No: EPF/0387/20

Officer: Robin Hellier

Applicant Name: Mr Wilson

Planning File No: 016624

Location: Great Cedar, Pollards Close, Loughton, IG10 4RF

Proposal: TPO/EPF/07/79 (Ref: T48)

T1: Cedar - Reduce lateral stems, on southern side, back to previous points 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.

Application No: EPF/0388/20

Officer: Robin Hellier

Applicant Name: Mr Dhir

Planning File No: 007919

Location: 4 Cloverleys, Loughton, IG10 4EH

Proposal: TPO/EPF/14/85 (Ref: T2)

T1: Oak - Crown reduce height & laterals by up to 2m, as specified.
Crown lift by removing 2 x lowest stems on eastern side, 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.

Application No: EPF/0390/20

Officer: Muhammad Rahman

Applicant Name: Mr & Mrs U Agarwal

Planning File No: 008100

Location: 29 Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed new single storey link lobby from existing house to the existing free-standing gymnasium/recreation ancillary outbuilding, previously constructed as permitted development.

The Committee had NO OBJECTION to this application.

Application No: EPF/0405/20

Officer: Honey Kojouri

Applicant Name: Mr D Costello

Planning File No: 023643

Location: 21 The Campus, Loughton, IG10 3FB

Proposal: First floor side extension over existing double garage.

The Committee OBJECTED to this application reiterating its previous comments, Min no PL84.1, which were:

"The Committee was concerned the proposal was obtrusive to the neighbours that sided onto 21 The Campus. Members also commented over the loss of visual amenity as the first floor windows and balcony emphasised the blank wall of the front elevation of the garage at ground floor level, which detracted from the streetscene."

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0406/20

Officer: Alastair Prince

Applicant Name: Mr Thomas Spain

Planning File No: 026743

Location: 13 Wroths Path, Loughton, IG10 1SH

Proposal: Proposed lengthening of an existing raised patio at the rear of the property for personal use.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application caused by overlooking of the occupiers of no.15 Wroths Path.

Members confirmed that they would not be willing to attend and speak against this application, having no further comments to make.

Application No: EPF/0413/20

Officer: Honey Kojouri

Applicant Name: Philip Harris

Planning File No: 017558

Location: 4 Steeds Way, Loughton, IG10 1HX

Proposal: First floor side extension over garage and utility room, ground floor rear extension, first floor part rear extension, porch infill, changes to external finishes.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0442/20

Officer: Marie-Claire Tovey

Applicant Name: Ms Kate Hersey

Planning File No: 001222

Location: Lincoln Hall, 125 High Road, Loughton, IG10 4LT

Proposal: Demolition of existing hall and replacement with a purpose designed pre-school building.

(Revised application to EPF/0730/19)

The Committee noted the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the design was overbearing due to its height, bulk and massing. It was too cramped for the site and out of keeping with the street scene.

The proposed increase in capacity would have a detrimental impact on the air quality of the SAC, attracting a higher number of vehicles to the already congested area.

If however, the local planning authority was minded to grant this application, the Committee requested that sustainable energy be included in the proposal, namely solar heat panels on the roof and a ground source heat pump.

Members also requested a requirement that the current nursery site on Church Hill be returned to a single dwelling.

869.2 Determinations and Works to Trees in Conservation Areas. To NOTE the following TPX application – provided for information only:

Application No: EPF/0260/20

Officer: Julie Cottrell

Applicant Name: Mr Tim Gowler

Planning File No: 009959

Location: Drummers Maid, 27 Woodbury Hill, Loughton, IG10 1JF

Proposal: York Hill Conservation Area

1 x Birch - Crown reduce by one third.

1 x Willow - Reduce to previous points.

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

869.3 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0343/20

Officer: Brendan Meade

Applicant Name: Mr Daniel Ellis
Planning File No: 000461
Location: 332 Willingale Road, Loughton, IG10 2BW
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension.

Application No: EPF/0369/20
Officer: Brendan Meade
Applicant Name: Mr Charles Ross
Planning File No: 030535
Location: 75 Audley Gardens, Loughton, IG10 2EW
Proposal: Application for a Lawful Development Certificate for a Proposed single storey rear extension & a loft conversion.

Application No: EPF/0371/20
Officer: Muhammad Rahman
Applicant Name: Mr Warren Shaw
Planning File No: 030538
Location: 34 Brooklyn Avenue, Loughton, IG10 1BL
Proposal: Application for a Lawful Development Certificate for a Proposed single storey side extension.

Application No: EPF/0391/20
Officer: Muhammad Rahman
Applicant Name: Mr David Wade
Planning File No: 030533
Location: 1 School House Gardens, Loughton, IG10 3PD
Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a rear dormer & x2 no. roof lights to the front.

Application No: EPF/0417/20
Officer: Brendan Meade
Applicant Name: Mr Bart Oleksiak
Planning File No: 011962
Location: 39A Westall Road, Loughton, IG10 2AG
Proposal: Certificate of lawful development for a proposed loft conversion with a rear dormer window.

869.4 Others – provided for information only: EPF/0398/20, EPF/0438/20, EPF/0451/20, EPF/0453/20, EPF/0456/20 and EPF/0469/20.
The Committee NOTED the information received from Epping Forest District Council.

PL870 Decisions

870.1 Decisions by Epping Forest District Council

No Planning Decisions had been received from Epping Forest District Council.

PL871 Licensing Applications

No licensing applications had come to the attention of officers.

PL872 Enforcement and Compliance

The Committee NOTED the information received from Epping Forest District Council. However, members expressed CONCERN that the breach was now deemed ceased, NOTING that while the raised seating area had been removed the front wall built over 1m high remained in situ.

Signed:
Date: 30 March 2020