

conditions imposed.

Members requested, that should the local planning authority be minded to approve this application, that a condition be imposed for the extraction system and roof mounted fans to be completely screened from view, of all neighbours and the public, with suitable planting. Although it is clear that, the extraction system, stairs and walkway do cause such a negative impact on the amenity of all neighbours and the street scene, that nothing short of removal will suffice.”

Further, for those minutes to read at Min no PL195.1, Planning Application, EPF/0550/22, Forest Lodge, 1 Fairmeadside:

“

The Committee OBJECTED to this application on the grounds that the alterations to the front elevations would result in an excessive expanse of glass that would significantly increase light pollution, damaging the nearby forest.

Also these alterations would be completely out of keeping with the colonial style of all the neighbouring properties.

The proposed summer house would be an overdevelopment of the garden by reason of its bulk and size.

It would also require the thinning or removal of the thick green boundary, which would be unacceptable and negatively affect the privacy of the neighbour, and negatively impact the nearby Forest flora and fauna.

Members requested that should the local planning authority be minded to approve this application a condition be imposed that the summer house remain ancillary to the main dwelling.”

A copy of the amended minutes will be made available at the next meeting to be formally CONFIRMED as a correct record and signed by the Chairman.

PL202 Matters for Report

202.1 Amended Plans

**202.1.1 EPF/2948/19 - 117 High Road, Loughton, Essex, IG10 4JA
Proposed conversion of an existing dwelling to incorporate
x3 no. two bedroom flats. Proposed rear extension to the
existing property x1 no. two bedroom flats, x1 no. three
bedroom flat & x1 no. one bedroom flat. Provision of x6 no.
car parking spaces with a disabled bay, cycle & bin stores. **
SAC CASE HELD IN ABEYANCE NOW PROGRESSING**.
Amended plans/descriptions – Min PL821**

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment of the site. It would result in a detrimental impact on the street scene, by reason of its height and size, and provide a loss of character to the road.

The reduced number of parking bays, from six to four, would provide inadequate parking for residents and as this is a High Street address, they would be unable to join the Meadow Road

Residents Parking Permit Scheme. This would result in an adverse effect on the adjoining street which already suffers from heavy congestion issues.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

202.1.2 EPF/0935/20 - Unit 20, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ Proposed new 4 storey office building and associated parking. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING **Amended plans/descriptions** – Min PL1.1**

The Committee OBJECTED to this application on the grounds that the proposed building is still monolithic and imposing on the houses in Lushes Road. It is out of keeping with the existing buildings and should be reduced in height from four to two storeys.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants working there.

The Committee acknowledged that while this development would result in generating employment it should not be done to the detriment of the local area's visual appearance.

202.2 Notices of Appeal

**202.2.1 EPF/0054/22 – 12 Carroll Hill, Loughton, IG10 1NJ
Proposal: Proposed ground and first floor extensions and new pitched roof. (Appeal ref no: APP/J1535/D/22/3296395 – Min no PL150.1)**

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

**202.2.2 EPF/0861/21 – 76 Algiers Road, Loughton, IG10 4NF.
Proposal: Demolition of existing dwelling and replacement with new building consisting of six Flats (Revised application to EPF/2881/18). (Appeal ref no: APP/J1535/W/22/3291871 – Min no PL4.1)**

The Committee OBJECTED to this application on the grounds that it would be an over-development of the site, resulting in a loss of character to the property and was garden grabbing.

The proposed demolition of the existing dwelling would result in an unacceptable increase in CO² pollution.

The six flats would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

202.3 Licensing Decision

202.3.1 Application for a variation of premises license under the Licensing Act 2003 in respect of New Breed Bottle Shop, 287 High Road, Loughton, Essex, IG10 1AH (Min no PL197.1)

The Committee NOTED the information received from Epping Forest District Council following the licensing hearing in respect of this application.

PL203 Planning Applications

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

203.1 Application No: EPF/0640/22

Officer: Muhammad Rahman

Applicant Name: Sean Maguire

Planning File No: 026806

Location: 76 Avondale Drive, Loughton, IG10 3DQ

Proposal: Retrospective application for a 6metres deep, single storey rear extension, with height to eaves of 2.79metres & overall height of 2.89metres.

The Committee NOTED the contents of a letter of objection.

The Committee deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the extension, by means of its height, length and depth, would have a detrimental effect resulting in a loss of character to the street scene on this part of Avondale Drive.

It was out of keeping with the street, would be overpowering and dominant within the setting of the neighbouring houses.

The Committee requested that council officers inspect the property and commence appropriate enforcement action.

Application No: EPF/0670/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr Stephen Drabwell

Planning File No: 021636

Location: 75 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Proposed first floor rear extension on an existing ground floor extension including the formation of a crown roof over together with two rear facing pitched roof dormer windows, two flat roof lanterns, a front facing roof window, a first-floor flank window, an extended ground floor flank pitched roof and a rear ground floor pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0690/22

Officer: Caroline Brown

Applicant Name: Thomas Braithwaite

Planning File No: 003561

Location: Westwood, 15 Albion Hill, Loughton, IG10 4RA

Proposal: Installation of 3 roof light loft windows into the roof of a Victorian Semi-Detached house.

The Committee had NO OBJECTION to this application.

However, members expressed concern regarding the proposed materials to be used for the roof lights and recommended that those used be in keeping with the current style of the property.

Application No: EPF/0694/22

Officer: Alastair Prince

Applicant Name: Mr John Toye

Planning File No: 021134

Location: 30 Algiers Road, Loughton, IG10 4NG

Proposal: Single storey side, single storey rear extension.

Members commented on the poor quality of the plans that had been provided for this proposal.

The Committee had NO OBJECTION to this application.

Application No: EPF/0737/22

Officer: Mohinder Bagry

Applicant Name: Frankie Lane

Planning File No: 031528

Location: 29 Queens Road, Loughton, IG10 1RR

Proposal: Erection of garden shed

The Committee had NO OBJECTION to this application.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that the shed remain ancillary to the main dwelling.

The Committee was concerned for the removal of any trees that would be needed to make way for this development and requested that any trees felled should be replaced.

Members asked that their concerns in this regard be referred to the District Council's tree officer for comment.

Application No: EPF/0753/22

Officer: Caroline Brown

Applicant Name: Mr Simon Elwood

Planning File No: 031518

Location: 39 Algers Road, Loughton, IG10 4NG

Proposal: Proposed single storey rear/side extension with raised rear patio.

The Committee had NO OBJECTION to this application.

The Committee expressed concern that the amount of glass proposed in the rear side extension could result in an increase in light pollution to the neighbours at number 41.

Application No: EPF/0830/22

Officer: Robin Hellier

Applicant Name: Mrs Harding

Planning File No: 012895

Location: 43 York Hill, Loughton, IG10 1HZ

Proposal: TPO/EPF/03/87 (Ref: G1 & T8)

T1, T2, T3: Cypress - Crown reduce height by up to 2m, 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/0859/22

Officer: Robin Hellier

Applicant Name: Mr Austen Reid

Planning File No: 012428

Location: Four Winds, 13 Baldwins Hill, Loughton, IG10 1SE

Proposal: TPO/EPF/16/89 (Ref: A1 & T3)

T1: Lawson Cypress - Crown reduce height by up to 2m, as specified, and lateral branches as specified.

G1: Holly Hedge - Crown reduce by up to 0.5m, as specified.

G2: Holly Hedge - Crown reduce by up to 2m in height, 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/0908/22

Officer: Robin Hellier

Applicant Name: Mr William Arrowsmith

Planning File No: 019700

Location: Belmont, 2 Stanmore Way, Loughton, IG10 2SA

Proposal: TPO/EPF/42/91 (Ref: T15)

T1: Ginkgo - Crown reduce height and laterals by up to 2m, as specified.

Reduce failed stem, 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.

203.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0802/22

Officer: Caroline Brown

Applicant Name: Mr Daniel Bailey

Planning File No: 021680

Location: 1 Rochford Green, Loughton, IG10 2BT

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion with a hip to- gable extension, rear facing dormer and front roof windows.

Application No: EPF/0828/22

Officer: Rhian Thorley

Applicant Name: Joe Happe

Planning File No: 031524

Location: 18 Shaftesbury, Loughton, IG10 1HN

Proposal: Application for a Lawful Development Certificate for a Proposed loft conversion.

203.3 Others – provided for information only: EPF/0788/22, EPF/0879/22, EPF/0898/22, EPF/0913/22 and EPF/0939/22

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

PL204 Decisions

204.1 Decisions by Epping Forest District Council

The Committee NOTED the Decisions for April 2022.

PL205 Licensing Applications

Officers reported that no licensing applications had been brought to their attention.

PL206 Enforcement and Compliance

206.1 Updates to reports previously received.

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

The Committee requested a copy of the enforcement notice issued in respect of ENF/0003/22 – 179-181 High Road, Loughton, IG10 4LF

Signed:

Date: 30 May 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 30 May 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

K Rainbow

J Riley

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

Cllr Davies, the newly elected Chairman of the Planning & Licensing Committee welcomed those present to the meeting and Cllr Kauffman, as her newly elected Vice Chairman.

PL207 Apologies for Absence

Apologies for absence were received from Cllr Wiskin.

PL208 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0821/22 – 5 Wellfields, Loughton, IG10 1PB owing to comments received from the LRA Plans Group.

PL209 Confirmation of Minutes

The amended Minutes of the meeting of the Planning and Licensing Committee held on 25 April 2022, along with the Minutes of the meeting held on 16 May 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL210 Matters for Report

210.1 Amended Plans

- 210.1.1 EPF/2502/20 - Land and Garages, Chequers Road Site B, Loughton, Essex, IG10 3QF. Proposal: Erection of one residential building, accommodating 8 flats with associated parking spaces and landscaping.**
**** SAC case now progressing ** – Min no 1.1 (30/11/2020)**

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

- i) By reason of its height, bulk, material and design, the proposal was out of keeping with the street scene, where there were conventional two storey houses with ridged roofs.*
- ii) While appreciating that there were no residences on the ground floor, to mitigate the identified flood risk, there was concern at the potential for anti-social behaviour in the proposed stores at ground floor level.*

- iii) *Members were concerned for the privacy of neighbours in the adjacent properties caused by overlooking from the rear balconies.*
- iv) *The plans appeared to show 4 (possibly 6) parking spaces for 4 x one-bed flats and 4 x two-bed flats. This would be inadequate unless there was a plan not to allow car ownership and the spaces were only for visitors, deliveries etc. Parking in this road was already problematic and would be exacerbated by this proposal.*
- v) *While noting approval had previously been granted, under EPF/2609/15, for 5 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping, this new proposal would adversely affect the Special Area for Conservation. The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.*

The committee also added that as Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we object to this application because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

210.2 Notices of Appeal

210.2.1 **EPF/0975/19 – 11 Crossfields, Loughton, IG10 3PY. Proposal: Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage. (Appeal ref no: APP/J1535/W/21/3289165 – Min no PL718.1)**

The Committee believed that approval of this application would set a dangerous precedent, as well as creating a terracing effect and have a negative impact on the amenity of the neighbours. The Committee also reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its comments to the previous application EPF/0162/18 for this site:

The Committee OBJECTED to this application on the grounds that it was garden grabbing. It was a too cramped overdevelopment of the site, which would have a detrimental effect on the neighbours. The vehicle access arrangements were inadequate for the proposal and would be detrimental to the street scene. This was contrary to Local Plan and

Alterations policies CP2(ii) and (iv), CP7, DBE1, DBE6 and DBE11(i), which are consistent with the National Planning Policy Framework.

210.2.2 EPF/1306/21 – 7 Brooklyn Avenue, Loughton, IG10 1BL.
Proposal: Proposed detached 3 bedroom dwelling in an existing side garden. (Appeal ref no: APP/J1535/W/22/3292682 – Min no PL7.1)

The Committee reiterated its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.

The additional dwelling would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The flats would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

PL211 Planning Applications

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

211.1 Application No: EPF/0727/22

Officer: Mohinder Bagry

Applicant Name: DR H NANDRA

Planning File No: 001209

Location: 35 Alderton Hill, Loughton, IG10 3JD

Proposal: Single storey rear extension for disabled resident and ramped access with handrails.

The Committee had NO OBJECTION to this application.

Application No: EPF/0821/22

Officer: Alastair Prince

Applicant Name: Mr A Anwar

Planning File No: 019325

Location: 5 Wellfields, Loughton, IG10 1PB

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of two letters of objection and supported the comments therein.

The Committee OBJECTED to this application on the grounds that the rear extension by reason of its excessive length and width will impact on the setting of the host dwelling and seriously impact on the amenities enjoyed by

the neighbours at No. 7 Wellfields. It would be an overdevelopment of the site, overbearing, and out of keeping with the properties in this part of Wellfields.

The roof extension, by reason of its excessive width and bulk will be detrimental to this part of Wellfields where roofs are relatively untouched.

Application No: EPF/0826/22

Officer: Kie Farrell

Applicant Name: Mr Ramazan Jakupi

Planning File No: 031246

Location: 71 Deepdene Road, Loughton, IG10 3PH

Proposal: Demolition of existing pre-fab house and replacement of a new dwelling house.

The Committee OBJECTED to this application on the grounds that the materials used will be out of keeping with the current neighbouring properties in the road and will be detrimental to the street scene.

The Porch extension would appear incongruous to the property, causing a negative impact on the street scene.

Application No: EPF/0846/22

Officer: Alastair Prince

Applicant Name: Mr & Mrs Pagano

Planning File No: 031493

Location: 80 Algers Road, Loughton, IG10 4ND

Proposal: Proposed rear & side infill ground floor extension with a combination of pitched, tiled & flat membrane roofs, with x3no. rooflights in total, front porch added with a tiled roof.

The Committee had NO OBJECTION to this application but noted that they would prefer that the proposed round window at the front of the side extension be a type that was more in-keeping with the existing features of a vintage property of this nature.

Application No: EPF/0849/22

Officer: Muhammad Rahman

Applicant Name: Mr Mark Perring

Planning File No: 018762

Location: 71 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Single storey first floor rear extension.

The Committee OBJECTED to this application on the grounds that it would be overbearing and overlook the neighbours at No.70 Roundmead Avenue and would be detrimental to their amenities.

The proposed wall of glass on the extension, in close proximity to the forest, would result in increased light pollution.

Application No: EPF/0864/22

Officer: Muhammad Rahman

Applicant Name: Mr and Mrs Dalton

Planning File No: 009299

Location: 33 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the property. The extension by reason of its height and depth would be overbearing on the neighbours and an incongruous addition to the property.

The roof window would be out of keeping with this type of property and would result in an increase of light pollution by its size.

Application No: EPF/0924/22

Officer: Muhammad Rahman

Applicant Name: Mr Pampellonne

Planning File No: 015137

Location: 8 Garden Way, Loughton, IG10 2SF

Proposal: Revision of approved application EPF/2184/19 to refine external aesthetics.

The Committee OBJECTED to this application on the grounds that the change to the amount of glass in the bottom rear ground floor extension would result in an increase in light pollution.

Also, the members felt this application was not accurately described and consisted of considerably more than merely to “*refine external aesthetics*” as the applicant had stated.

211.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0882/22

Officer: Alastair Prince

Applicant Name: Mr & Ms P & J Ainsworth & Myronidis

Planning File No: 026279

Location: 47 Harwater Drive, Loughton, IG10 1LP

Proposal: Application for a Lawful Development Certificate for a Proposed hip to gable loft conversion with a rear dormer.

Application No: EPF/0954/22

Officer: Alastair Prince

Applicant Name: Mr Marco Pagano

Planning File No: 031493

Location: 80 Algiers Road, Loughton, IG10 4ND

Proposal: Certificate of lawful development for a proposed rear and side box dormers and 1 rooflight to front in connection with a loft conversion.

Application No: EPF/0988/22

Officer: Muhammad Rahman

Applicant Name: Mr Anthony Davis

Planning File No: 006706

Location: 51 High Road, Loughton, IG10 4JE

Proposal: Certificate of lawful development for a proposed two storey rear extension to the main house and new rear roof dormer.

Application No: EPF/0997/22

Officer: Mohinder Bagry

Applicant Name: Miss Anna Florczak

Planning File No: 031547

Location: 61 Greensted Road, Loughton, IG10 3DJ

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

- 211.3 Others – provided for information only: EPF/0680/22, EPF/0911/22, EPF/0994/22, EPF/0995/22, EPF/0999/22, EPF/1035/22 and EPF/1106/22**
The Committee NOTED the information received from Epping Forest District Council.

PL212 Decisions

212.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL213 Licensing Applications

Officers reported that no licensing applications had been brought to their attention.

PL214 Enforcement and Compliance

214.1 No reports had been received.

214.2 The Committee noted that a breach of planning had been registered with EFDC, by the Planning Clerk, regarding application EPF/0550/22 - Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH.

Signed:

Date: 13 June 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 13 June 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

1 Member of the Public

PL215 Apologies for Absence

No apologies for absence were received.

PL216 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications:
EPF/0869/22 - 6 Ladyfields Close Loughton Essex IG10 3RS and EPF/0885/22 - 51
Algers Road Loughton Essex IG10 4NF owing to comments received from the LRA
Plans Group.

PL217 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 May
2022 were CONFIRMED as a correct record and signed by the Chairman.

PL218 Matters for Report

There were no matters to report.

The Committee AGREED to bring forward planning application EPF/0885/22– 51 Algers
Road, Loughton, IG10 4NF, as a member of the public was interested in this item.

PL219 Planning Applications

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

219.1 Application No: EPF/0885/22

Officer: Muhammad Rahman

Applicant Name: Mr James Hart

Planning File No: 031550

Location: 51 Algers Road, Loughton, IG10 4NF

Proposal: The proposal is for alterations to the roof, front garage door
and first floor side extension.

The Committee NOTED the contents of a letter 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
property forms part of a matching pair of semi-detached houses with their

neighbours at number 53. The side extension and rear roof addition, by reason of its bulk, would cause an imbalance and loss of symmetry and be detrimental to the visual amenity of this part of Algiers Road.

The side extension would close the gap with no. 49, blocking the open aspect between the properties to the rear thereby causing a negative impact on the street scene and creating a terracing effect. The building would be dominant and overpowering to the neighbours at no. 49, such that no.49 would no longer look like a detached property.

The Committee also considered that the attractive vintage character of the property would be negatively impacted by the inclusion of new oddly shaped roof lights and windows and removal of the existing original leaded light windows. It was also preferred that to maintain their character the window frames should be kept in their original colour of white.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members expressed concern at the poor quality of plans that had been provided in respect of this application

Application No: EPF/0516/22
Officer: Muhammad Rahman
Applicant Name: Sond
Planning File No: 030596
Location: 48 Baldwins Hill, Loughton, IG10 1SF
Proposal: Proposed side extension.

The Committee had NO OBJECTION to this application, subject to the Epping Forest District Council Tree Officer agreeing the Arboricultural Report.

Application No: EPF/0845/22
Officer: Robin Hellier
Applicant Name: Pauline Coggle
Planning File No: 021226
Location: 7 Fairmeadside, Loughton, IG10 4RH
Proposal: TPO/EPF/09/77 (Ref: G6) T1: Silver Birch - Crown reduce height by up to 2.5m, as specified, and lateral branches by up to 1.5m, 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/0869/22
Officer: Marie-Claire Tovey
Applicant Name: MS CANIM BASRI
Planning File No: 007377
Location: 6 Ladyfields Close, Loughton, IG10 3RS
Proposal: Part single part double storey side and front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds the extensions would be an over-development of the site that would result with the property being overbearing, incongruous and out of keeping with the street scene.

There would be a significant loss of garden amenity and a sense of enclosing.

The front extension is out of character with the area by reason of its projection out from the front elevation and non-matching materials

Members deplored the information received that the property had already undertaken works, including demolition work. without permission and requested that EFDC Enforcement Officers urgently investigate these unauthorised works

Application No: EPF/0884/22
Officer: Mohinder Bagry
Applicant Name: Mr and Mrs G Lock
Planning File No: 019439
Location: 2 Ripley View, Loughton, IG10 2PB
Proposal: Single storey infill extension to front of property with a pitched roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/0919/22
Officer: Alastair Prince
Applicant Name: Mr J Preston
Planning File No: 010633
Location: 56 High Road, Loughton, IG10 4QU
Proposal: Single storey side extension and first floor rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0936/22
Officer: Marie-Claire Tovey
Applicant Name: Mr & Mrs Surridge
Planning File No: 008268
Location: Landscapes, 29 Woodbury Hill, Loughton, IG10 1JF
Proposal: Proposed outbuilding and conversion of existing garage.
Gates to be installed within existing gate posts.

The Committee OBJECTED to this application on the grounds that the proposed outbuilding and conversion, by reason of its height and bulk,

would be a dominant, overbearing, and unsympathetic addition to the property situated in a conservation area.

The Committee believed that this application was a case of urbanisation to a property situated in close proximity to the forest.

Members requested that should the local planning authority be minded to approve the application a condition be imposed that the garage and outbuilding remain ancillary to the main dwelling, and that new installed gates are made of wood and are not higher than the current gates.

219.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0933/22

Officer: Caroline Brown

Applicant Name: Mr Andrew Innocent

Planning File No: 020938

Location: 4 Roding Gardens, Loughton, IG10 3NH

Proposal: Certificate of lawful development for removal of small rear bay windows and existing patio door, replacing with two sets of sliding doors. Raising of cill to one window.

Application No: EPF/1042/22

Officer: Mohinder Bagry

Applicant Name: Mr & Mrs Mark Gilbert

Planning File No: 003738

Location: 8 Oakwood Hill, Loughton, IG10 3EW

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

219.3 Others – provided for information only: EPF/1120/22 and EPF/1184/22

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

PL220 Decisions

220.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL221 Licensing Applications

Officers reported that no licensing applications had been brought to their attention.

PL222 Enforcement and Compliance

222.1 No reports had been received.

Signed:

Date: 27 June 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 27 June 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

J Riley

G Wiskin

Officers: Mark Squire (Town Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL223 Apologies for Absence

Apologies for absence were received from Cllr Rainbow.

PL224 Declarations of Interest

No declarations of interest were received.

PL225 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 13 June 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL226 Matters for Report

226.1 Notices of Appeal

226.1.1 EPF/2628/21 - Twoony Mead, Nursery Road, Loughton, IG10 4EF. Proposal: Demolish existing house & replace with a new 6 bedroom detached house with outbuilding to the rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle crossovers). (Appeal ref no: APP/J1535/W/22/3291417 – Min no. PL95.1)

The Committee strongly supported EFDC's reason for refusal of this application and reiterated its previous comments which were:

The Committee OBJECTED to this application on the following grounds:

The proposed design was unacceptable and out of keeping with the area, by virtue of its height, bulk, site coverage and detail (amount of glazing and sheer storey at third floor). Although there were a variety of building styles along this stretch of road, there was nothing remotely like this completely inappropriate proposal.

The proposal doubles the size of the house with six bedrooms and four parking spaces which would impact on the SAC, resulting in more car pollution and a subsequent impact on the air quality to the SAC. It would also result in more pressure for the overstressed recreational services and subsequent damage to

the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

The committee also added to its objection that Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The demolition of the current property would result in an increase in carbon emissions and fails to follow the EFDC's Sustainability Guidance.

**226.1.2 EPF/2213/21 - 11 Barncroft Road, Loughton, IG10 3EY.
Proposal: Proposed hip to gable roof extension to create a habitable space. (Appeal ref no: APP/J1535/W/22/3291437 – Min no PL77.1)**

The Committee strongly supported EFDC's reason for refusal of this application and reiterated its previous comments which were:

The Committee OBJECTED to this application on the grounds that it was out of keeping with the street scene. The property was a maisonette in a semi-block which formed a matching pair with the neighbouring property. The proposal was an overdevelopment and would result in overlooking of the houses to the rear of the property.

**226.1.3 EPF/0054/22 – 15 Newnham Close Loughton IG10 4JG.
Proposal: Retention of outbuilding at rear. (Appeal ref no: APP/J1535/D/22/3299925 – Min no PL150.1)**

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

PL227 Planning Applications

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

227.1 Application No: EPF/0720/22

Officer: Ian Ansell

Applicant Name: Mr Daskalow

Planning File No: 003371

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolition of conservatory and replacement single storey extension with rooflights.

The Committee OBJECTED to this application on the grounds that it would be an overdevelopment of the property. This owing to the narrow access, and

due to the existing buildings size and shape, which already takes up too much of the plot.

By reason of its poor design, the proposed extensions building line would be brought forward unnecessarily, at a strange angle and appear incongruous.

227.2 Deemed Permission – provided for information only:

The Committee NOTED there were no applications under this item.

227.3 Others – provided for information only:

The Committee NOTED there were no applications under this item.

PL228 Decisions

228.1 Decisions by Epping Forest District Council

The Planning Decisions for May 2022 received from Epping Forest District Council were NOTED.

PL229 Licensing Applications

229.1 Update on License hearing to vary premises license – Aura, 179-181 High Road, Loughton, IG10 4LF

The Town Clerk updated members on the situation regarding the submissions of resident's objections to EFDC concerning this application.

After consideration it was NOTED that it was for the residents to take any appeal forward and that the Town Council had supported them as far as it could.

The Committee raised a concern that the system by which public objections are registered with EFDC on matters of licensing and/or planning could lead to confusion as to which department was receiving them.

229.2 Update on application for minor variation to premises license – The Gardeners Arms, 103 York Hill, Loughton, IG10 1RX

A minor variation has been submitted requesting the addition of the following condition:

There shall be no more than 70 people in the external area at any one time

The Committee RATIFIED the comments submitted under powers of delegated authority, in order to meet the deadline of 24 June for this consultation, which were:

The EFDC Licensing sub- committee at its meeting on 19 April 2022 imposed a maximum number of 30 outside drinkers in the horseshoe shaped seating area to the south of the frontage, on the site of the former 101 York Hill. This was done because of the proven record of ASB, noise, and abusive behaviour by patrons.

The premises appealed, so that has not yet been implemented. It would be perverse and unsafe for the EFDC Licensing department now to grant this "minor" variation to permit the accommodation of more than twice that number, across the whole frontage, including that part over which highway rights are present; that would undermine the

licensing objectives of preventing public nuisance and also public safety, because pedestrians must walk in the road round the obstructions of old barrels, tables and chairs on the highway placed by the Public House.

In our respectful submission, it would be preferable to refuse this variation to the old licence, and allow the Public House, should they wish, to appeal to the Magistrates on the variation concurrently.

PL230 Enforcement and Compliance

230.1 No reports had been received.

230.2 The Committee noted that the breach of planning registered with EFDC (PLC MIN 214.2), by the Planning Clerk, regarding application EPF/0550/22 - Forest Lodge, 1 Fairmeadside, Loughton, IG10 4RH was currently being investigated by EFDC officers.

Signed:

Date: 11 July 2022

233.2 Notices of Appeal

233.2.1 EPF/ 2032/21 – 3 Shelley Grove Loughton IG10 1BY. Proposal: Proposed conversion of existing dwelling into 2 self-contained flats (1x GF flat and 1x FF flat), proposed side extension to replace garage, and proposed widening of crossover. (Appeal ref no: APP/J1535/W/22/3293000 – Min no PL77.1)

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating it was overbearing and out of keeping with the area. Shelley Grove consisted of family housing, to allow them to be converted into flats would set an unwelcome precedent, causing significant harm to the character of the area.

Removing the front garden in its entirety to create 4 parking spaces was deemed excessive and would harm the visual amenity of the street scene. It was important to maintain and protect the green space to prevent water run-off onto the street and potential surface water flooding.

Members considered the journey information report provided to be nonsense. The extra dwelling (and parking spaces) would result in more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC was unacceptable. It would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ was brought into operation.”

The Committee further believed that the proposal would create a sustainability issue with temperature control. Removing all the planting and greenery from the front of the property would result in an increase in temperature and create a loss of habitat for wildlife and plants.

233.2.2 EPF/2148/21 – Foresters Arms 15 Baldwins Hill Loughton IG10 1SF. Proposal: Retrospective consent for terrace with wall and piers to front of premise. (Appeal ref no: APP/J1535/W/22/3294758 – Min no PL95.1)

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that the built wall projects beyond the boundary line onto the public highway. Baldwins Hill is a well-used road by cars and pedestrians, particularly during weekends, and members were concerned not enough pavement was left for pedestrians to

safely pass the pub. They asked that the council requests the terrace therefore be pushed back for safety reasons.

The wall also reduces the sightlines around the entrance to Stony Path and could be a hazard associated with traffic coming round the curve further up.

The Committee believes that the change of use from car parking spaces to a seating area has, along with removing parking provision, also caused an intensification of use which has resulted in noise pollution causing a detrimental effect to the amenity of residents living in neighbouring properties.

Baldwins Hill is a conservation area and therefore the existing wall built using non-matching bricks had a detrimental effect on the street scene; members requested that if the wall was to be rebuilt, they use appropriate materials to preserve the character of the conservation area.”

233.3 Licensing Applications

233.3.1 RE: Gardeners Arms. 103 York Hill, Loughton IG10 7RX - Licensing variation – Min no PL229.2

The Committee NOTED the information received from Epping Forest District Council's (EFDC) Licensing Officer regarding this variation.

The Planning Committee Clerk advised members that further information had been received today, 11 July 2022, from the EFDC Licensing Officer regarding the appeal to be heard at the Magistrates' Court, against its initial decision for this premises. The Licensing Officer requested whether a Committee member would be able to attend the proceedings, if required, to make formal representations.

The Committee suggested that it might be more convenient for Cllr Chris Pond to attend on behalf of the Town Council, as he regularly attends Chelmsford on County Council matters. Alternatively, a request could be made at the Town Council meeting on Wednesday evening for a representative to attend the Magistrates' Court in Chelmsford.

233.3.2 Application for a Pavement Licence in respect of Zambrero, 295 High Road, Loughton

The Committee NOTED the contents of a letter of objection.

The Committee RATIFIED the comments in respect of the above application, which had been submitted under powers of delegated authority in order to meet the application deadline.

The Committee's comments were as follows:

Loughton Town Council's Planning and Licensing Committee OBJECTED to this application for a Pavement Licence. Whilst members appreciate there is Government support for this initiative and would like to support local enterprise, they believe the pavement in this area is too narrow to safely accommodate tables and two-way foot traffic, particularly causing obstructions

for disabled and those with buggies, as they cannot pass each other without stopping or going into the road.

A request was also made for the Enforcement Team to review the whole of the High Road, particularly on the east side, where it is believed many local establishments have pavement furniture for which no licence has been approved.

233.3.3 Licensing Complaint – Aura, 179-181 High Road, Loughton

The Planning Committee Clerk informed the Committee that following a complaint about noise from the above premises the Local Licensing Authority advised that it would address this complaint. However, future reports should be made at the time of the disturbance to the District Council's Neighbourhood response team, via EFDC's website, [Report a noise problem - Epping Forest District Council \(eppingforestdc.gov.uk\)](https://www.eppingforestdc.gov.uk), in order that the matter can be properly investigated and appropriate action taken.

Members NOTED this information received from Epping Forest District Council.

PL234 Planning Applications

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

234.1 Application No: EPF/0803/22

Officer: Sukhvinder Dhadwar

Applicant Name: Mr AKSHAY NEGI

Planning File No: 000018

Location: 89 Oakwood Hill Loughton IG10 3ER

Proposal: Proposed single storey side/rear extension with a raised rear patio.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. It was out of proportion to the size of the existing property, doubling the width at the rear, and was an unorthodox shape. It would be overbearing, creating a negative impact on the amenity of the neighbours at no 87.

Members considered the proposal would be more acceptable if it was stepped back, moved away from the boundary and of a more orthodox shape, following the angle of the existing house.

Application No: EPF/0886/22

Officer: Alastair Prince

Applicant Name: Miss Simone Lesforis

Planning File No: 022719

Location: 32 Oakwood Hill Loughton Essex IG10 3EW

Proposal: Proposed two storey extension to the rear, replacement of existing roof to incorporate a rear extension, external materials finish to match existing.

The Committee had NO OBJECTION to this application.

Application No: EPF/0975/22

Officer: Alastair Prince

Applicant Name: Lesley Hester

Planning File No: 001717

Location: 148 River Way Loughton Essex IG10 3LL

Proposal: Proposed single storey front addition including porch extension. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal extends beyond the existing building line. The projection of the garage extension would reduce the parking area and likely result in parked cars protruding over the pedestrian pavement. The garage extension was too shallow to be occupied by modern cars and therefore considered unnecessary.

The proposed projection of the garage extension would also create a large ugly wall with poor quality asphalt roof and edge detail which would result in a detrimental impact on the neighbour and this part of the street scene. It should be set back to be level with the entrance hall.

The rooflights are unattractive and project out from the tiles. They should be centred and designed to be flush with the roof. It is unclear what the garage door will look like with conflicting information on the 3D images compared to the drawings. The garage and front doors should be designed to be complimentary, and timber made; not finished in UPVC which is not a sustainable material.

Members considered the proposal would be more acceptable if it remained in line with the neighbouring property.

Application No: EPF/0985/22

Officer: Alastair Prince

Applicant Name: Chris Godsave

Planning File No: 008650

Location: 56 The Crescent, Loughton, Essex

Proposal: Loft conversion including raising of ridge height, enlarging existing rear dormer and replace existing front dormer with three dormers.

The Committee OBJECTED to this application on the grounds that the raising of the ridge height would be incongruous and out of keeping with that of neighbouring properties. The proposal would have a dominant and negative effect on the street scene.

The rear balcony would cause overlooking and affect the amenity of the neighbours by loss of privacy and the enjoyment of their garden.

Application No: EPF/1017/22

Officer: Alastair Prince

Applicant Name: Mr Gautam Chhabra

Planning File No: 003372

Location: 32 Stanmore Way, Loughton, IG10 2SA

Proposal: Front, rear and side extensions and internal remodelling following recent approval (Revised application to EPF/2277/21)

The Committee had NO OBJECTION to this application.

Application No: EPF/1132/22

Officer: Alastair Prince

Applicant Name: Mr Nicholas Brown

Planning File No: 004863

Location: 49 Alderton Hill, Loughton, IG10 3JD

Proposal: Add first floor including over part main garage, resulting roof space utilised as further domestic accommodation, replacement windows/doors including front bay square off single storey rear extension. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the shape and form of the roof was out character with this part of Alderton Hill and would be detrimental to the street scene.

Members considered the edges of the roof should be hipped to match the adjoining properties, using traditional brown clay tiles. Also, the green boundary should be maintained as it forms a significant part of the street scene.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1134/22

Officer: Robin Hellier

Applicant Name: Mrs Hilary Rippon

Planning File No: 010324

Location: 52 Ollards Grove Loughton IG10 4DW

Proposal: TPO/CHI/04/70 (Ref: A1)

T1-T3: 3 x Oaks - Crown reduce by up to 30%, as specified.

Crown lift to 9m from ground level, 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.

234.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/1069/22

Officer: Mohinder Bagry

Applicant Name: Mr & Mrs Neal Lofthouse

Planning File No: 024707

Location: 7 Nevill Way Loughton Essex IG10 3BG

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

234.3 Others – provided for information only: EPF/1082/22

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

PL235 Decisions

235.1 Decisions by Epping Forest District Council

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

PL236 Licensing Applications

No licensing applications had come to the attention of officers.

PL237 Enforcement and Compliance

237.1 No reports had been received.

Signed:

Date: 25 July 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 25 July 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

K Rainbow

S Fontenelle (as substitute for Cllr Wiskin)

Officers: Debra Paris (Planning Committee Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

5 Members of the Public

The Committee AGREED to bring forward planning applications EPF/1140/22 – 16 Eleven Acre Rise, and EPF/1204/22 – 1 Langston Road, after agenda item 3, Confirmation of minutes, as members of the public present had an interest in these applications.

PL238 Apologies for Absence

Apologies for absence were received from Cllrs Riley and Wiskin. Cllr Fontenelle had been nominated as substitute for Cllr Wiskin for this meeting.

PL239 Declarations of Interest

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

- i. planning applications: EPF/0861/22 - 60 Traps Hill; EPF/1013/22 - 83 Bushfields; EPF/1140/22 - 16 Eleven Acre Rise; EPF/1201/22 - Roding Valley High School; EPF/1204/22 - 1 Langston Road; and EPF/1254/22 - 35 Forest Road. Plus, agenda item 9.1.1 - the licensing application for Tom, Dick and Harry's 153 High Road, owing to comments received from the LRA Plans Group; and
- ii. planning application EPF/1232/22 – Higher Still, 23 Church Lane, as the applicant was known to members.

PL240 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 11 July 2022 were CONFIRMED as a correct record and signed by the Chairman.

Cllr Kauffman declared a non-pecuniary interest in the following planning application as he recognised the speaker and was acquainted with her father.

PL241 Planning Applications

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

241.1 Application No: EPF/1140/22

Officer: Muhammad Rahman

Planning File No: 016397

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Retaining wall to rear gardens area.

The Committee NOTED the contents of 4 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 on the following grounds:

It had been drawn to the Committee's attention that the proposed retaining walls were in connection with the retention of earth in the garden. Some parts of the garden had been raised by as much as three metres and the higher level of ground was greatly impacting on the privacy of neighbouring properties. In particular, causing overlooking of the garden and kitchen of the neighbours at no 17 Eleven Acre Rise; and into the gardens of nos. 33 and 37 The Uplands. This breached condition 11 of the original application for the houses (EPF/1508/18) which stated:

"All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In order to control any alteration to levels or spreading of material not indicated on the approved plans in the interests of amenity, in accordance with policies CP2, DBE1 [visual amenity] and DBE9 [neighbour amenity]"

The filling in and raising of the garden was an engineering operation requiring planning permission which needed to be considered in tandem with the retaining wall. The application should be made invalid until this was factored in, and the applicant provided full details of how much the garden level had been raised and where. Full cross-sections across the whole of the garden, existing and proposed should be provided together with details of the levels on neighbouring gardens and existing/changed walls and fences. The applicant had provided no information to justify why the levels had been raised and how or where the materials had come from.

The committee noted that even without raising the ground level, the extension of 16 Eleven Acre Rise makes it considerably and unacceptably overbearing on neighbouring properties.

Members were also concerned about future subsidence and water movement on the neighbouring properties and suggested the District Surveyor be asked to look at this and provide assurances. In the absence of the above, there was insufficient information to accurately assess the impact of the works.

The Committee requested officers invalidate the application for the above information or refuse consent on the grounds of insufficient information.

Members further requested the council's planning enforcement team take appropriate enforcement action.

Application No: EPF/1204/22

Officer: Ian Ansell

Planning File No: 000695

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Demolition of existing car wash and cycle / refuse store and redevelopment to provide part 5 and part 6 storey building comprising office

(Class Egi) and hotel (Class C1) use, together with associated car parking, cycle parking, access, servicing, refuse.

The Committee NOTED the contents of a letter of objection.

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

The Committee OBJECTED to this application on the following grounds:

The traffic report relied too heavily on extant consents that have not been implemented. The second phase of the old office consent was unlikely to be implemented and the approved parking on this phase was merely a paper exercise which should be given little weight.

Members NOTED the comments of the applicant's agent, that the recent residential prior approval consent was not being implemented. Although the committee noted, that at some time in the future the permitted development into flats could well be enacted. In which case the outlook and amenity of residents, would be negatively impacted by the large, towering blocks which are proposed.

They also questioned how, in the current climate, two office blocks could be fully occupied? If however they were to be, the extra vehicular traffic this would result in would have an unacceptable impact on the EF SAC, the site being so close to the Forest.

The committee also noted that the site is literally just yards from the Roding Valley Nature Reserve, River Roding and Green Belt. Three large blocks are unnecessary and would be detrimental to local flora and fauna. Far better to soften this impact by considerably lowering the height of the two proposed office blocks.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The junction at Chigwell Lane and Langston Road was unable to cope with the additional traffic generated since the opening of the Epping Forest Shopping Park on Langston Road. In particular, the number of cars waiting to turn into Langston Road had caused the traffic to back up past Debden Broadway. Notwithstanding earlier extant consents this application must be considered against existing policy and traffic issues. There is an opportunity to negotiate with the developer an additional lane for cars turning left into Langston Road to alleviate the traffic on Chigwell Lane and carry out other junction and signalling improvements.

The Committee considered underground parking would be a more favourable option, allowing the site to retain the existing green boundary, and preventing the negative impact its removal would have on the street scene. As well the current parking plan would create a large barren desert of tarmac. This would add to the air temperature and provide minimal shade. Parking at the site should also be limited to prevent further stress on the SAC and use of the

nearby underground station should be encouraged in this regard.

The submitted daylight study was based on the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 2nd Edition 2011. This had been superseded and replaced by Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition). The applicant should submit a report based on current, not defunct advice.

The Committee believed the height of the proposal was excessive, creating a huge negative impact on the area's appearance, and along with Landmark House set an unwelcome precedent. Members further opposed the unnecessary high-level signage, which was highly visible from long views, and jarred against the treetops of Epping Forest. They were also a distraction for users of the M11. The existing Higgins sign was an eyesore, and this was an opportunity to negotiate its removal to tidy up the roofline along this part of Langston Road.

Members requested Epping Forest District Council ensures a Section 106 agreement is entered into to prevent the new offices from converting to residential under permitted development rights.

PL242 Matters for Report

The Planning Committee Clerk confirmed there were no Matters for Report.

PL243 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.19 part 1) Order 2022.

The Planning Committee Clerk advised that this matter was for information only, regarding the parking restrictions as outlined in paragraphs 1(b) and 1(d) and would take effect from 8 August 2022.

The Committee NOTED this information.

PL244 Construction Method Statement

The Committee AGREED to submit the proposed Construction Method Statement to the Local Planning Authority, to adopt and approve before demolition or building commenced under any approved planning consent.

PL245 Planning Applications

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

245.1 Application No: EPF/0516/22

Officer: Muhammad Rahman

Planning File No: 030596

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Proposed side extension.

The Planning Committee Clerk advised that this application had been incorrectly listed by Epping Forest District Council on its weekly list for 8 July 2022.

The Committee had previously considered this application at its meeting on 13 June 2022 (Min no PL219.1)

Application No: EPF/0861/22

Officer: Ian Ansell

Planning File No: 000845

Location: 60 Traps Hill, Loughton, IG10 1TD

Proposal: The part demolition of the existing house and the development of two new 4 bedroom detached family houses - one new build and one from the extension and refurbishment of the remainder of the existing house (Revised application to EPF/1684/20)

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that it was an overdevelopment of the site. The proposal was out of keeping with the street scene, excessive in height and incongruous in shape. The proposed design did not fit in with other houses on Traps Hill.

The application proposed removal of the verge at the front of the property to facilitate the widening of the entrance to the site. Members questioned ownership of the verge, which it believed was owned by the District Council or Essex Highways and not the applicant. The removal of this verge would result in a negative impact on the street scene. It was also noted that this was a very narrow part of Traps Hill and would therefore have a detrimental impact on Highway safety issues.

The proposed second property on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members considered the application was garden grabbing and would set an unwelcome precedent for the area.

Application No: EPF/0889/22

Officer: Rhian Thorley

Planning File No: 003190

Location: 2 Garden Way, Loughton, IG10 2SF

Proposal: Proposed single storey rear extension with Velux rooflights. Proposed flat roof to mono-pitch roof to front elevation & conversion of existing garage.

The Committee had NO OBJECTION to this application.

However, Members expressed concern for light pollution caused by the excess glass to the rear elevation in this proposal, and the negative impact this would have on wildlife, in particular for moths. The Committee requested that the applicant consider using tinted glass to mitigate this, and to comply with the council's sustainability policy.

Application No: EPF/0984/22

Officer: Alastair Prince

Planning File No: 006346

Location: 236 High Road, Loughton, IG10 1RB

Proposal: Proposed pergola with flexible blinds

The Committee OBJECTED to this application, stating the permanent structure was too imposing, resulting in a negative impact on the street scene. It would intensify noise and light on the pavement area.

The application would set a precedent, influencing neighbouring businesses and others along the entire High Road to follow suit, resulting in the loss of the open aspect of the High Road.

Application No: EPF/1013/22

Officer: Muhammad Rahman

Planning File No: 009457

Location: 83 Bushfields, Loughton, IG10 3JR

Proposal: Single storey ground floor front and side extension.

The Committee NOTED the contents of a letter of concern.

The Committee OBJECTED to this application considering the garage was too narrow to accommodate a car. Concern was expressed that the front extension would prevent a car from accessing the front drive.

Members requested that the council's highways officers check that a car could comfortably manoeuvre onto and fit on the drive, in order to prevent further pressure for on-street parking.

The Committee suggested the front extension should be stepped back.

Application No: EPF/1023/22

Officer: Caroline Brown

Planning File No: 030263

Location: 158 Colson Road, Loughton, IG10 3RA

Proposal: A single storey rear and side wrap around extension with associated internal changes.

The Committee OBJECTED to this application believing it would impact negatively on the neighbour's amenity.

Members would waive their OBJECTION if the proposal was taken back to match the footprint of the neighbouring extension.

Application No: EPF/1040/22

Officer: Muhammad Rahman

Planning File No: 030187

Location: 35 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Variation of condition 3 and 4 on EPF/3234/18 (Proposed rear/side extension with conversion of loft space)

The Committee had NO OBJECTION to this application.

Application No: EPF/1058/22

Officer: Muhammad Rahman

Planning File No: 015003

Location: 79 Baldwins Hill, Loughton, IG10 1SN

Proposal: Addition of a side extension and small wrap around extension to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/1072/22

Officer: Rhian Thorley

Planning File No: 031562

Location : 57 Avondale Drive, Loughton, IG10 3DE

Proposal: Remove existing rear conservatory and erect single storey rear and loft conversion with rear dormer window and front roof lights.

The Committee had NO OBJECTION to this application.

Application No: EPF/1144/22

Officer: Mohinder Bagry

Planning File No: 002444

Location: 222 High Road, Loughton, IG10 1ET

Proposal: Fascia sign plus projecting sign

The Committee had NO OBJECTION to this application.

Application No: EPF/1170/22

Officer: Robin Hellier

Planning File No: 001347

Location: 5 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/18/12

T1: Cedar - Specific target reduction of lateral branches overhanging garage by up to 3m, as specified.

Crown thin of congested & crossing top growth by up to 10%, as specified.

Specific limb removal, 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/1180/22

Officer: Robin Hellier

Planning File No: 000288

Location: 5 Woodcote Mews, Loughton, IG10 4QS

Proposal: TPO/EPF/04/98 (Ref: T113-T118 & W1)

G1: 4 x Poplars & T1: Oak - 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 objected to this application.

Application No: EPF/1201/22

Officer: Kie Farrell

Planning File No: 000173

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: Proposed replacement of existing single storey modular building with a new two storey, four classroom block.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the modular building would result in a very visible unpleasant blank slab wall from the gardens and rear rooms of the houses in Station Road, which have relatively short gardens.

Members considered changing this elevation for a green wall would greatly soften the impact on these neighbours. They also believed the school should consider a green roof (or substantial water harvesting) and permeable ground treatment to showcase sustainable development to its pupils.

Application No: EPF/1222/22

Officer: Robin Hellier

Planning File No: 000785

Location: 98 Goldings Road, Loughton, IG10 2QN

Proposal: TPO/EPF/04/79 (Ref: T17)

T1: Cedar - Remove specific limbs at NW & SE orientation, as specified.
Crown reduce lateral branches, 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/1228/22

Officer: Alastair Prince

Planning File No: 016672

Location: Police Station, 158 High Road, Loughton, IG10 4BE

Proposal: Flying of the "Progress Pride Flag" from the existing flagpole at Loughton Police Station.

The Committee had NO OBJECTION to this application.

Application No: EPF/1232/22

Officer: Mohinder Bagry

Planning File No: 004419

Location: Higher Still, 23 Church Lane, Loughton, IG10 1PD

Proposal: Single storey front extension, garage conversion, change of roof structure over existing garage

The Committee declined to comment on this application as the applicant was a member of Loughton Town Council.

Application No: EPF/1240/22

Officer: Marie-Claire Tovey

Planning File No: 030156

Location: 88 Smarts Lane, Loughton, IG10 4BS

Proposal: Application for Variation of Condition 2 for EPF/1022/19.

(Proposed part single and part double front / side and rear extensions, and loft conversion with front/side and rear dormers).

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating it was cramped and created a terracing effect resulting in a loss of symmetry and a negative impact on the street scene.

Application No: EPF/1247/22

Officer: Ian Ansell

Planning File No: 009691

Location: Consort House, 49 Forest View Road, Loughton, IG10 4DY

Proposal: Demolition of existing indoor swimming pool building and former extensions for a gym and a single storey garage - alterations and extensions to the existing detached house with one single storey & one two storey side extension & an extension to the rear of the existing basement, new raised decking & steps to the rear with alterations to the existing fenestration front & rear & loft conversion with rooflights to the rear separation of the site into two parts and construction of new detached house with off street parking, alterations to front boundary treatment with new piers, walls, railings & sliding gates & extended vehicular crossover.

The Committee OBJECTED to the proposal for the second property on this site on that grounds that it was out of character, creating a negative impact on the street scene. Members considered this part of the proposal was garden grabbing and too cramped.

The proposed second property on this site would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The Committee had NO OBJECTION to the proposal for the existing house. However, members OBJECTED to the proposed boundary treatment for this application, stating it would result in a negative impact on the street scene. It was out of character with the road which had an open aspect.

Application No: EPF/1254/22

Officer: Loredana Ciavucco

Planning File No: 018736

Location: 35 Forest Road, Loughton, IG10 1EE

Proposal: Re-submission of application EPF/0702/21 for two storey side extension, single storey rear extension and alterations to existing elevations. The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application believing it was not materially different from the previous refusal. The proposal would destroy the symmetry of the cottages and adversely affect the street scene. It would not be possible to match the bricks and roofing materials, resulting in an inappropriate appearance in relation to the rest of the terrace.

There was insufficient information to substantiate the claim the site could still take two off street parking spaces without cars sticking over the public

pavement. This happens at No 37 and the council should not be allowing this to occur.

The submitted daylight study was based on the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a good practice guide, 2nd Edition 2011. This had been superseded and replaced by Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition). The applicant should submit a report based on current, not defunct advice.

Overall this was an overdevelopment of the site and the loss of green space to the rear would result in a negative affect on the street scene.

Application No: EPF/1290/22

Officer: Ian Ansell

Planning File No: 026602

Location: Land and Garages Whitehills Road, Loughton, IG10 1TS

Proposal: Existing garages enlarged, extended & raised in height and reduced from 27no. garages to 26no. garages.

The Committee had NO OBJECTION to this application, EXCEPT for the new garage no 13, as this impeded the established disabled access rights for the resident living behind.

245.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1033/22

Officer: Mohinder Bagry

Planning File No: 017993

Location: 6 Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of lawful development for a proposed large garden shed.

Application No: EPF/1255/22

Officer: Rhian Thorley

Planning File No: 31346

Location: 20 Goldings Rise, Loughton, IG10 2QP

Proposal: Certificate of lawful development for proposed garage conversion, and 2m rear single storey extension

245.3 Others – provided for information only: EPF/1154/22, EPF/1275/22 and EPF/1276/22

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

PL246 Decisions

246.1 Decisions by Epping Forest District Council

The Planning Decisions for June 2022 received from Epping Forest District Council were NOTED.

PL247 Licensing Applications

247.1 Notice of application for a new premises licence under the Licensing Act 2003 in respect of Tom, Dick, and Harry's, 153 High Road, Laughton, IG10 4LF

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds of public nuisance and crime and disorder. Members object to any extension of hours beyond 11pm.

Patrons leaving the premises after 11pm would pass through quiet resident streets on their way home disturbing residents. It is well known that late night premises in Loughton result in anti-social behaviour including crime and disorder. When this unit was occupied by Nu Bar there were numerous problems associated with the use. 1am is far too late for Loughton residents.

Patrons using the car park opposite in Smarts Lane/High Beach Road Car Park or on residential streets such as Ollard's Grove would disturb residents.

Members also considered the following conditions should be applied to prevent public nuisance to nearby residents.

1. No outdoor areas to be used after 10.00pm including those with temporary enclosures.
2. All doors and windows to be closed after 10.00pm each evening.
3. No music allowed on any outdoor areas.

PL248 Enforcement and Compliance

248.1 No reports had been received.

Signed:
Date: 8 August 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 8 August 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

W Kauffman

G Wiskin

N MacKinnon (as substitute for Cllr Riley)

Officers: Debra Paris (Planning Committee Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL249 Apologies for Absence

Apologies for absence were received from Cllr Riley. Cllr MacKinnon had been nominated as his substitute for this meeting.

PL250 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application EPF/1453/22, as the applicant was a neighbour.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/0747/22 – Sterling House Langston Road; EPF/1118/22 – 1 Cherston Road; EPF/1158/22 – 50 Church Lane; EPF/1238/22 – 31 Hillyfields; EPF/1308/22 – 110 Swanshope; EPF/1330/22 – Davenant Foundation School; EPF/1424/22 – 241 Chester Road; EPF/1463/22 – 53 Algiers Road; owing to comments received from the LRA Plans Group.

PL251 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 25 July 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL252 Matters for Report

The Planning Committee Clerk confirmed there were no Matters for Report.

PL253 Planning Applications

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

253.1 Application No: EPF/0747/22

Officer: Muhammad Rahman

Location: Sterling House, Langston Road, Loughton, IG10 3TS

Proposal: Planning application for the change the use of the 1,104sqm office floorspace approved under extant application ref. EPF/1238/15 and creation of a mezzanine floor to provide 2,433sqm of warehouse floorspace, together with another 203sqm mezzanine floor for the gym, a new set of windows within the Langston Road elevations and provision of 23 car parking and 18 cycle spaces at Sterling House, Langston Road, Loughton.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested, should the local planning authority be minded to approve this

application, a condition be made for the green boundary on the corner of Lenthall Road be maintained to create an environmentally friendly boundary as the site was in close proximity to the Roding Valley Nature Reserve and the Green Belt.

Application No: EPF/0947/22

Officer: Caroline Brown

Location: 62 Englands Lane, Loughton, IG10 2QQ

Proposal: Extend the existing addition to the left side of the front elevation. Extending the gable roof to the boundary setting it back from the existing ground floor infill by 250mm. Rear first floor extension joining the extended extension to the front elevation.

The Committee being divided on this proposal held a vote: three members had an objection; four members had no objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/1050/22

Officer: Muhammad Rahman

Location: 4 Little Goldings, The Barn, Clays Lane, Loughton, IG10 2RZ

Proposal: The proposed erection of a two and a half bay oak framed outbuilding with garaging on the ground floor and residential annex on the first floor (Amended scheme of application EPF/2183/21).

The Committee had NO OBJECTION to this application.

Application No: EPF/1053/22

Officer: Mohinder Bagry

Location: 84 Avondale Drive, Loughton, IG10 3DQ

Proposal: Single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1118/22

Officer: Muhammad Rahman

Location: 1 Cherston Road, Loughton, IG10 3PJ

Proposal: Proposed erection of 1-bedroom dwelling house as an extension to existing house, including off-street parking provision.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment and garden grabbing. The site was too small to accommodate the proposal and would create a negative impact on the neighbour's amenity. The application would result in the host dwelling having no garden space left.

The proposed further dwelling on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The Committee also expressed support for the following comments of the Loughton Residents Association Plans Group which were:

“We are very concerned that the Council has been giving planning approvals for housing developments near to the Epping Forest Special Area of Conservation (EFDSAC); in doing so it is requiring sums to be paid under s106 agreements with reference to the Council’s Interim Air Pollution Mitigation Strategy (IAPMS).

Not only is it impossible for the Council to know whether or not the sums required under the s106 agreements will turn out to be adequate, the mitigation measures are not being implemented in advance of the new dwellings being built and the subsequent harm to the SAC from the additional traffic. This approach is in clear breach of UK law, as set out in Holohan and other related judgements.”

Application No: EPF/1145/22

Officer: Rhian Thorley

Location: 332 Willingale Road, Loughton, IG10 2BW

Proposal: Proposed loft conversion with rear dormer and including raising of ridge.

The Committee had NO OBJECTION to this application.

Cllr Kauffman declared a non-pecuniary interest in the following application EPF/1158/22, as his parents reside in Church Lane.

Application No: EPF/1158/22

Officer: Muhammad Rahman

Location: 50 Church Lane, Loughton, IG10 1PD

Proposal: New double detached garage in front garden partially sunk into lawn.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that building beyond the building line of the main dwelling was unacceptable, particularly as the site was in such a prominent location. The garage would impact on the setting of the dwelling and erode the front garden.

Members commented on the quality of the drawings that provided no detail regarding the design, and no existing front elevation, and considered that the council’s validation team should be alert to this.

Application No: EPF/1166/22

Officer: Loredana Ciavucco

Location: 2 Cedar Drive, Loughton, IG10 2PA

Proposal: Erection of a side extension.

The Committee OBJECTED to this application considering it was garden grabbing. It was an overdevelopment of the site that would have a negative impact on the street scene and cause a loss of symmetry.

The proposed two further bedrooms in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC.

Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1238/22

Officer: Muhammad Rahman

Location: 31 Hillyfields, Loughton, IG10 2PT

Proposal: Proposed first floor rear & side extensions, loft conversion & internal alterations.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the following grounds:

The proposal was overbearing, being yet another addition to an already extended property, which would result in a significant impact on the outlook and amenity of the neighbour's property and garden at no. 29.

The first floor rear extension would not compliment, improve or enhance the appearance of the host building and included poor fenestration. The roof design was out of character with the main roof design and appearance.

Therefore, by reason of its bulk, materials and detailed design it would be detrimental to the visual amenity of the building and this part of Hillyfields.

Cllr Kauffman declared a non-pecuniary interest in the following item, EPF/1308/22, as the applicant was known to him. He therefore would not comment on this proposal.

Application No: EPF/1308/22

Officer: Rhian Thorley

Location: 110 Swanshope, Loughton, IG10 2NB

Proposal: 2 storey side extension and single storey side porch

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment that would create a loss of amenity space. As well, it would have a negative impact on the street scene. The extension went to the edge of pavement; was too large and needed to be reduced and set away from the public footpath.

Furthermore, the plans were incorrect. The heavy line representing no.109 was drawn around the front drive giving the impression that no.109 was butting against the pavement, thus giving the false precedent that No 110 could do the same.

Application No: EPF/1322/22

Officer: Loredana Ciavucco

Location: 54 Spring Grove, Loughton, IG10 4QE

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

However, as part of the local planning authority's sustainability guidance, members requested that the applicant consider the use of tinted glass in the rear extension, in order to mitigate light pollution and its subsequent detrimental effects on the natural habitat.

Application No: EPF/1330/22

Officer: Ian Ansell

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Retrospective application for air conditioning unit to building granted under EPF/1465/20.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application, supporting the comments of the Loughton Residents Association Plans Group which were:

“We object to this application. We noted the applicant claimed the proposed building was going to be a ‘high quality standalone teaching building’. We disagreed at the time and were disappointed this was granted consent. Now, because of the inadequacies of the design the school has installed an air conditioning unit without consent. No justification has been provided for it and, if the original design had been a better quality, there would be no need for it.

We understand the plant is causing problems for neighbours. This is an ugly bolt-on addition to the building and is not sustainable. If a case can be made for needing the plant, it should be placed on a dedicated enclosed roof enclosure that is properly noise attenuated; at worst on an elevation that faces away from local residents’ homes.”

Application No: EPF/1348/22

Officer: Frederique Caillat

Location: Priors, 7 Rowans Way, Loughton, IG10 1TZ

Proposal: Grade II listed building consent to remove doorways (granted in 2002) and reinstate walls.

The Committee had NO OBJECTION to this application.

Application No: EPF/1370/22

Officer: Robin Hellier

Location: 36 Hazelwood, Loughton, IG10 4ET

Proposal: T1: Monterey Cypress - 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 objected to this application.

Application No: EPF/1392/22

Officer: Caroline Brown

Location: 7 Rochford Avenue, Loughton, IG10 2BS

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1416/22

Officer: Mohinder Bagry

Location: 57 Valley Hill, Loughton, IG10 3AL

Proposal: First floor rear extension. Single storey rear extension. Alterations to entrance porch.

The Committee OBJECTED to this application stating it was an overdevelopment. There had already been too much development on the site as a whole with far too many garden buildings resulting in a lack of garden space.

Members believed the applicant would need to remove the garden buildings in order to allow the proposed rear extension; and considered the porch alterations were acceptable as they retained the existing symmetry.

Application No: EPF/1424/22

Officer: Rhian Thorley

Location: 241 Chester Road, Loughton, IG10 2LL

Proposal: Ground floor rear and side extensions and porch.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was building on the boundary. Nos. 239 and 241 already stand out in front of the building line. There were a few modest porches on houses on this side of the road and opposite, however, there was nothing comparable to this proposal. This was additionally obtrusive because it was on the corner of the road. Therefore, it would have a negative impact on the street scene.

Members believed the proposal should be kept off the boundary by at least one metre one metre and that the green boundary needed to be maintained.

Application No: EPF/1453/22

Officer: Robin Hellier

Location: 3 Highview Close, Loughton, IG10 4EG

Proposal: TPO/EPF/07/79 (Ref: T40)

T1: Pine - Selective reduction of NW lateral limb, as specified.

Crown reduce by up to 1m, as specified.

Tidy stubs.

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/1463/22

Officer: Rhian Thorley

Location: 53, Algers Road, Loughton, IG10 4NF

Proposal: Demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment resulting in a negative impact on the street scene. The proposal was an incongruous lopsided shape, causing a loss of symmetry, which was out of keeping.

The existing rear extension reads as a matching pair with that at No 51. The replacement rear double storey extension by reason of its detailed design,

form and materials was detrimental to the visual amenity of this part of Algiers Road. The rear additions and pergola would be overbearing and increase the sense of enclosure to the neighbour at No 51. This would also negatively affect their visual amenity and outlook.

Members drew the attention of the Planning Officer to the Tree Officer's report, objecting to the spa area and vehicle cross-over.

253.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1286/22

Officer: Mohinder Bagry

Location: 8 Albion Park, Loughton, IG10 4RB

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

Application No: EPF/1303/22

Officer: Mohinder Bagry

Location: 50 Barrington Green, Loughton, IG10 2BA

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front rooflights.

Application No: EPF/1337/22

Officer: Alastair Prince

Location: 238 Willingale Road, Loughton, IG10 2BX

Proposal: Certificate of Lawful Development for proposed single storey rear extension and loft conversion with rear dormer and front roof lights.

Application No: EPF/1354/22

Officer: Rhian Thorley

Location: 63 Greensted Road, Loughton, IG10 3DJ

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

Application No: EPF/1428/22

Officer: Loredana Ciavucco

Location: 155 Forest Road, Loughton, IG10 1EF

Proposal: Certificate of Lawful Development for two proposed outbuilding.

Application No: EPF/1439/22

Officer: Muhammad Rahman

Location: 56 River Way, Loughton, IG10 3LH

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion.

Application No: EPF/1475/22

Officer: Mohinder Bagry

Location: 15 Smarts Lane, Loughton, IG10 4BU

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/1479/22

Officer: Loredana Ciavucco

Location: 17 Smarts Lane, Loughton, IG10 4BU

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/1480/22

Officer: Loredana Ciavucco

Location: 53 Nevill Way, Loughton, IG10 3BG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/1496/22

Officer: Loredana Ciavucco

Location: 205 The Broadway, Loughton, IG10 3TE

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/1517/22

Officer: Loredana Ciavucco

Location: 43 Millsmead Way, Loughton, IG10 1LR

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

253.3 Others – provided for information only:

There were no applications listed under 'Others'.

PL254 Decisions

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

PL255 Licensing Applications

No licensing applications had come to the attention of officers.

PL256 Enforcement and Compliance

256.1 No reports had been received.

Signed:

Date: 30 August 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 30 August 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

1 Member of the Public

The Committee AGREED to bring forward planning application, EPF/1266/22 – 121 Roding Road, after agenda item 3, Confirmation of Minutes, as a member of the public present was interested in this item.

PL257 Apologies for Absence

Apologies for absence were received from Cllr Kauffman.

PL258 Declarations of Interest

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/1726/22, 52 Ollards Grove, as the applicant was known to him.

Cllr Abraham declared a non-pecuniary interest in planning application EPF/1266/22, 121 Roding Road, as the owner, who was not the applicant, was known to him.

The Committee declared a non-pecuniary interest in the following planning applications: EPF/1142/22 – 115 Loughton Clinic, High Road; EPF/1266/22 – 121 Roding Road; EPF/1394/22 – 75 High Beech Road; EPF/1418/22 – 255 Willingale Road; EPF/1518/22 – 43 Millsmead Way; EPF/1547/22 – 1 Langston Road; EPF/1755/22 – 61 Traps Hill; EPF/1756/22 - 7 Nafferton Rise; and EPF/1782/22 – 38B Chigwell Lane, Oakwood Hill Industrial Estate, owing to comments received from the LRA Plans Group.

PL259 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 8 August 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL260 Planning Application

260.1 Application No: EPF/1266/22

Officer: Muhammad Rahman

Location: 121 Roding Road, Loughton IG10 3BS

Proposal: Extensions and alterations to provide 1x new retail premises on the ground floor and 5x new residential apartments over with associated amenity space.

The Committee NOTED the contents of 12 letters of objection.

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

The Committee OBJECTED to this application stating the proposal was for five additional dwellings which would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members also commented on the close proximity of the site to the Roding Road Nature Reserve, and the negative impact the extra pollution would have on that.

The application would set a precedent for additional floors being erected on buildings in this area. This site was a regular array of local shops within close proximity to neighbouring residential properties – not the High Road. The effect of this proposal would be detrimental to the amenity and outlook of neighbours, in particular the occupants of nos 123 – 133 Roding Road, who would suffer a sense of enclosure and loss of outlook to their rear gardens.

The proposal may be a car free development but that does not stop the occupants from having cars. The site is located at a very busy junction, where illegal double parking regularly occurs from both private and commercial vehicles. Buses were often unable to turn right into Valley Hill causing severe congestion and highway safety issues at this busy junction, which has resulted in several collisions. Although double yellow lines are in situ no apparent enforcement is taken in this area. The additional residences would exacerbate this problem. No consideration had been given either to allow safe waste removal from the site.

Members believed that any proposal needed to provide suitable parking for visitors and delivery vehicles to ameliorate these issues.

PL261 Matters for Report

261.1 Planning Re-consultation

**261.1.1 EPF/0803/22 – 89 Oakwood Hill Loughton IG10 3ER.
Proposal: Proposed single storey side/rear extension with a raised rear patio – Min no PL234.1**

The Committee had NO OBJECTION to this application.

261.2 Planning Comments: Loughton Town Council Objections:

261.2.1 EPF/1180/22 - TPO/04/98, 4 x Poplar and 1 x Oak - fell and replant – Min no PL245.1

The Committee RATIFIED the following comment submitted in response to this request:

“The Chairman of the Planning & Licensing Committee thanks you for the detailed explanation, in respect of the above application, which is appreciated.”

As always, the Committee is happy to take your recommendations as the expert, and therefore agree to withdraw its objection to this application.”

261.2.2 EPF/1370/22. Monterey Cypress – Fell at 36 Hazelwood – Min no PL253.1

The Planning Committee Clerk advised members that further information had been received regarding this application from the Tree Officer at Epping Forest District Council, with a request that the Committee waive its objection.

Members considered the information received, and DECLINED to withdraw its OBJECTION, on the grounds that this was a heritage tree, which brought much pleasure to the street scene and local residents. The Committee, noting the tree was not purported to pose a danger to the public, believed the tree should be retained, with the appropriate works being undertaken to preserve it for the expected 5-10 year lifespan.

Members commented that too many trees were being removed around the town, either with or without permission.

261.3 Street Naming and Numbering

261.3.1 Change of official addresses 165B, 165C, 165D, 165E, High Road, Loughton, to Grove House, 165B High Road, Loughton

261.3.2 x2 residential dwellings at Grove House, 165B High Road, Loughton

The Committee NOTED the information received from Epping Forest District Council, in respect of the two above items.

PL262 Tree Preservation Order TPO/EPF/02/22 - 92 York Hill, Loughton IG10 1JA

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

PL263 Appeal to Planning Inspectorate – Proposed Burial Ground to the South of Chigwell Rise, Chigwell, IG7 6BN – Appeal Ref: APP/J1535/W/22/3298615

The Committee, believing the site to be important local Green Belt land that should be protected from the proposed development, and which would set an unwelcome precedent, AGREED to submit an OBJECTION to the Planning Inspector regarding this application, supporting the Local Planning Authority’s refusal reasons for planning application EPF/2131/19 (see below):

Epping Forest District Council Refusal Reasons – EPF/2131/19:

Reason 1

The proposal would cause unacceptable harm to the appearance and character of the landscape in this prominent and locally important site and is contrary to policies LL1 and LL2 of the adopted Local Plan and Alterations, policies SP 7 and DM 3 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

Reason 2

Due to insufficient parking associated with the development, the proposal would cause increased parking stress in the area through the displacement of vehicles to

surrounding roads and cause adverse impacts on highways safety, contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

Reason 3

The drainage provisions of the development are insufficient to deal with drainage and run off on this site and onto surround sites contrary to policy U3B of the adopted Local Plan and Alterations, policy DM15 and DM16 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

PL264 Planning Applications

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

264.1 Application No: EPF/0878/22

Officer: Alastair Prince

Location: 32 Lushes Road, Loughton, IG10 3QB

Proposal: Proposed 4 metres single storey rear extension & an outbuilding.

The Committee OBJECTED to this application on the following grounds:

- The bi-fold doors to the side of the proposed rear extension would create a loss of amenity to the neighbours at no.34 caused by overlooking.
- The height of the proposed gym was excessive.
- Members deplored the proposed removal of the chimney, which would have a negative impact on the street scene.

Application No: EPF/1080/22

Officer: Loredana Ciavucco

Location: 33 Lower Park Road, Loughton, IG10 4NB

Proposal: Garage conversion with increase in height of roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1142/22

Officer: Sukhvinder Dhadwar

Location: 115 Loughton Clinic, Doctors Surgery, High Road, Loughton IG10 4JA

Proposal: Change of use from Clinic to 2 bed flat (with revised bedroom layout) with garden and 2 parking spaces.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application, that a condition for landscaping of native planting be imposed for the front garden to soften the appearance and enhance the street scene. They also commented that the opportunity should be taken to remove non-conforming features dating from the 1950s whilst maintaining the heritage features of this property.

Application No: EPF/1394/22

Officer: Sukhvinder Dhadwar

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Proposed demolition of single storey side garage and erection of a new two storey side extension.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application reiterating its previous comments – Min no PL192.1, which were:

“it would be an overdevelopment of a property of this size, and that would result in a loss of character and a terracing effect that would have a negative impact on the street scene.”

Members further believed that the hard standing to the front was not practical for off street parking and would be dangerous for pedestrians when a car manoeuvred into the space. The loss of the garage would lead to more pressure for parking on an already congested street.

The added height of the extension would loom large over the gardens to the rear, in Smarts Lane, which are very short, impacting on the amenity of these occupiers.

Application No: EPF/1418/22

Officer: Loredana Ciavucco

Location: 255 Willingale Road, Loughton, IG10 2DH

Proposal: Front porch extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. However, it would be willing to waive its objection if the proposal was stepped back, including the guttering, from the shared alleyway.

Application No: EPF/1465/22

Officer: Rhian Thorley

Location: 12 Champions, Loughton, IG10 2SG

Proposal: Demolish existing front porch, construct a new 2 storey front infill extension. Garage conversion and full internal renovation.

The Committee OBJECTED to this application stating it was an overdevelopment. The proposed rendering of the property was out of keeping with neighbouring properties and would result in a loss of character.

Application No: EPF/1486/22

Officer: Kie Farrell

Location: 77 The Drive, Loughton, IG10 1HL

Proposal: Single storey rear/side extension.

The Committee OBJECTED to this application stating it created a terracing effect by building onto the boundary and would affect the neighbour's amenity.

Application No: EPF/1488/22

Officer: Caroline Brown

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Proposed extension to the roof of the property by raising ridge of the main roof and two outrigger roofs at the rear. Additionally, adding one new window to side of the property, 4 no. dormer windows at the front and 2 no. new windows with Juliet balconies at the rear.

The Committee OBJECTED to this application stating it was overbearing, the property already dwarfed the neighbouring properties to the rear. The proposed front dormers were far too obtrusive.

Application No: EPF/1512/22

Officer: Frederique Caillat

Location: North Farm House, High Road, Loughton, IG10 4JJ

Proposal: Grade II listed building consent for proposed new glasshouse.

The Committee had NO OBJECTION to this application.

Application No: EPF/1518/22

Officer: Loredana Ciavucco

Location: 43 Millsmead Way, Loughton, IG10 1LR

Proposal: Convert garage and single storey side and rear extension with roof lights.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. However, it would be willing to waive its objection if the extension was set back by at least 300mm because it was finished in render with a very bland window, it needed to be subservient to the main front elevation. All the garages on this side of Millsmead Way are set back, and this proposal would be wholly out of character.

Members requested that should the local planning authority be minded to approve this proposal; the roof should be conditioned not to be used as a terrace.

Application No: EPF/1532/22

Officer: Rhian Thorley

Location: 49 Burney Drive, Loughton, IG10 2DX

Proposal: Ground Floor Extension to Front, Side and Part First Floor Rear Extension.

The Committee OBJECTED to this application on the grounds that the first floor extension was an overdevelopment of the property, it was overbearing and on the boundary. It considered the proposal would not allow sufficient space for a car to fit onto the drive.

Members believed there should be a clear one metre gap from the boundary and that the front extension should match the height of the neighbouring property at no.51.

Application No: EPF/1547/22

Officer: Ian Ansell

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Demolition of existing car wash and cycle / refuse store; reconfiguration and re-provision of car parking spaces together with a new cycle / refuse store.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed new cycle / refuse store. However, members OBJECTED to the green area at the front of the property Chigwell Lane / Langston Road being removed. Members requested that the existing landscaping be retained in its existing form as it softens the green aspect of the street scene.

The Committee AGREED to consider the following two applications, EPF/1606/22 and EPF/1756/22, together as they were for the same property.

Application No: EPF/1606/22

Officer: Alastair Prince

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed part single storey/part two storey side extension to existing dwelling.

Application No: EPF/1756/22

Officer: Alastair Prince

Location: 7 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed rear dormer loft conversion to existing dwelling, with cat slide dormer and rooflights to front elevation roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications on the grounds that the size and bulk of the rear dormer, use of materials and amount of glazing (which should reduce at this level, not increase) was overly dominant and out of character with the house and this part of Nafferton Rise. It would also result in additional overlooking to the gardens of the neighbours.

The front dormer was not centred and added as a visual distraction to the building and Nafferton Rise.

Overall the extensions were poorly planned with no consideration given to the existing building and good design principles.

Application No: EPF/1610/22

Officer: Caroline Brown

Location: 2 Rochford Green, Loughton, IG10 2BT

Proposal: Front and rear single storey extensions.

The Committee OBJECTED to this application considering the front porch to be overbearing and incongruous with the street scene. The drawings appeared to show the proposal blocked off the shared alleyway, which is a feature of these properties and should not be allowed. Members objected to the proposed roof lights to the porch.

The Committee would be willing to waive its objection if the proposed front extension was well stepped back in order that no guttering would overhang, and the proposal would not eat into the shared alleyway.

The Committee had NO OBJECTION to the proposed rear extension.

Application No: EPF/1624/22

Officer: Robin Hellier

Location: 30, Albion Park, Loughton, IG10 4RB

Proposal: TPO/EPF/07/96 (Ref: T4, T6, T8, T9, G2, G4)

T1: Oak - Fell and replace, as specified.

T2: Yew - Crown reduce by up to 1.5m, as specified.

T8: Holm Oak – Crown reduce, as specified.

G9: Holm Oak x2 – Crown reduce on roadside, as specified. Crown lift

The Committee SUPPORTED the advice received from the Tree Officer, Mr Hellier, at Epping Forest District Council in respect of this application.

Application No: EPF/1654/22
Officer: Robin Hellier
Location: 4 The Chase, Loughton, IG10 4RE
Proposal: TPO/EPF/04/98 (Ref: T99)
T1: Ash - Fell.

The Committee SUPPORTED the advice received from the Tree Officer, Mr Hellier, at Epping Forest District Council in respect of this application.

Application No: EPF/1655/22
Officer: Robin Hellier
Location: 2 The Chase, Loughton, IG10 4RE
Proposal: TPO/EPF/04/98 (Ref: T94)
T2: Poplar (Hybrid Black) - Fell.

The Committee SUPPORTED the advice received from the Tree Officer, Mr Hellier, at Epping Forest District Council in respect of this application.

Application No: EPF/1666/22
Officer: Kie Farrell
Location: 20 Strathallan, Clays Lane, Loughton, IG10 2RZ
Proposal: Single storey rear extension. Formation of a new rear terrace and associated balustrade and steps at ground floor level providing access to the garden level. Erection of a two storey front extension and the Conversion of the loft void to habitable, to include a Mansard style crown roof addition. Associated fenestration changes.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. Members considered the rear elevation, a wall of glass, was far too excessive. Bearing in mind the close proximity of the property to the forest, it would create a detrimental impact on the wildlife (flora and fauna) of the neighbouring forest and its habitat.

Further, it considered the proposal would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members believed the approved application, EPF/1954/21, to be an acceptable proposal for this site.

Application No: EPF/1675/22
Officer: Robin Hellier
Location: 8 Cleves Close, Loughton, IG10 3NN
Proposal: TPO/EPF/02/93 (Ref: T18)
T1: Oak - 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 objected to this application.

Application No: EPF/1690/22

Officer: Muhammad Rahman

Location: 5 Longfield, Loughton, IG10 4EE

Proposal: Loft conversion/extension with ridge raise and added dormers, plus single storey rear/side extension and minor elevational modifications.

The Committee OBJECTED to this application stating it was overbearing and out of keeping. The proposal would result in a change of character, and included excessive glass, which would cause light pollution.

The ridge raise and added dormers would be imposing on the neighbour's amenity and outlook.

Application No: EPF/1694/22

Officer: Alastair Prince

Location: Unit 4, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: Works to repair/replace roof, relocation of existing container and siting of 1 no. additional container.

The Committee OBJECTED to this application, but would be willing to waive its objection if the applicant were to add planting of a native species to the boundary as screening.

Application No: EPF/1726/22

Officer: Marie-Claire Tovey

Location: 52 Ollards Grove, Loughton, IG10 4DW

Proposal: Two storey rear extension.

The Committee had NO OBJECTION to this application, on condition the Tree and Landscaping Officer was satisfied there was no impact to any trees on site.

Application No: EPF/1738/22

Officer: Alastair Prince

Location: 83 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Two storey front extension, two storey & single-storey extension. First-floor side extension, new and raised roof, rear dormers, entrance wall & gates & external swimming pool.

The Committee OBJECTED to this application on the grounds that it was overbearing and out of proportion to the two neighbouring properties, changing the symmetry and resulting in a loss of character. The raising of the roof loses the gradual step of properties in this road.

The aspect in this part of the road was quite open and the proposed railings and wall was out of keeping with the street scene.

The application would create a negative impact on the outlook and amenity of the neighbours.

Application No: EPF/1751/22

Officer: Robin Hellier

Location: Newnham House, High Road, Loughton, IG10 4JH

Proposal: TPO/EPF/09/97 (Ref: T2)

T1: Ash - Fell & 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 objected to this application.

Application No: EPF/1755/22

Officer: Sukhvinder Dhadwar

Location: 61 Traps Hill, Loughton, IG10 1TD

Proposal: - Alterations to the front-facing facade of the property, including the removal of the existing chimney stack, removal of the front protruding single-storey outrigger, repairs to the main roof, new altered window and entrance door openings with dormer windows, new entrance porch, and new stone detailing and painted render to the facade.

- Alterations to the rear-facing facade of the property, with new patio glazed doors to the rear garden.

- Slight raising of the existing single-storey side extension by approximately 300mm.

- New replacement roof-light to the existing ground floor single-storey side extension.

- Internal modifications

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis of design and subsequent loss of character. Any major alteration to this property would be detrimental to the street scene. No 61 is one of Loughton's quirkiest buildings and should not be sanitised. The proposed alterations would be detrimental to the character and architectural interest to this part of Traps Hill.

Members commented that no front elevations had been provided with the drawings. The 3D image in the Design and Access statement was different to what was on the plans and elevations.

Application No: EPF/1782/22

Officer: Marie-Claire Tovey

Location: 38B, Chigwell Lane, Oakwood Hill Industrial Estate, Loughton, IG10 3NY

Proposal: Application for Variation of Condition 2 for EPF/1164/20.

(Application for permanent function of site approved for temporary permission last year. "Proposed extension of opening time to 7am-9pm (Monday to Saturday) and single storey extension to create WC space to the cafe space." A3 - Restaurants, snack bars and cafes).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application. The opening hours should remain as currently permitted, under EPF/1164/20, in order to protect the excessive harm to the living conditions of nearby residents, particularly during the summer months when bedroom windows are normally open, that any extension would cause. The applicant's reference to a licensing consent is wholly irrelevant for planning purposes.

Members noted that no drawings had been provided in relation to the proposed extension.

The Committee condemned the removal of the public space to the front of the property by the owners whereby several structures and paraphernalia had

been installed without planning permission. The Planning Officer was urged to bring these matters to the attention of the Enforcement Officer for their removal.

264.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1580/22

Officer: Loredana Ciavucco

Location: 12 Station Road, Loughton, IG10 4NX

Proposal: Certificate of Lawful Development for proposed garden room.

Application No: EPF/1596/22

Officer: Loredana Ciavucco

Location: 26 Hillyfields, Loughton, IG10 2JS

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

Application No: EPF/1607/22

Officer: Alastair Prince

Location: 7 Nafferton Rise, Loughton, IG10 1UB

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

Application No: EPF/1709/22

Officer: Mohinder Bagry

Location: 84 Pyrles Lane, Loughton, IG10 2NW

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

Application No: EPF/1745/22

Officer: Mohinder Bagry

Location: 38 The Uplands, Loughton, IG10 1NH

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

Application No: EPF/1758/22

Officer: Alastair Prince

Location: 35 Whitehills Road, Loughton, IG10 1TS

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

Application No: EPF/1826/22

Officer: Alastair Prince

Location: 7 Homecroft Gardens, Loughton, IG10 3RB

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

264.3 Others – provided for information only: EPF/1519/22, EPF/1639/22, EPF/1781/22 and EPF/1801/22

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

PL265 Decisions

The Planning Decisions from Epping Forest District Council for July 2022 were NOTED.

PL266 Licensing Applications

No licensing applications had come to the attention of officers.

PL267 Enforcement and Compliance

267.1 No reports had been received.

Signed:

Date: 26 September 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 26 September 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: W Kauffman (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

PL268 Apologies for Absence

Apologies for absence were received from Cllr Davies, Cllr Kauffman would therefore Chair this meeting.

PL269 Declarations of Interest

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

EPF/1661/22 – 7A Forest Road; EPF/1707/22 – 17-19 Englands Lane;
EPF/1942/22 – Footpath outside Cafe Bengal; EPF/1943/22 – Footpath outside Subway; EPF/1952/22 – Footpath outside Subway; EPF/1944/22 – Footpath outside Two Kitchens; EPF/1953/22 – Footpath outside Two Kitchens; EPF/1945/22 - Footpath Outside Zee & Co; EPF/1948/22 – Footpath outside Zee & Co;
EPF/1946/22 – Footpath outside Gails; EPF/1950/22 – Footpath outside Gails;
EPF/1947/22 – Footpath outside T Cribbs & Sons; EPF/1951/22 – Footpath outside T Cribbs & Sons; EPF/1949/22 – 41 The Broadway; and EPF/1991/22 – 275-277 High Road,

owing to comments received from the LRA Plans Group.

PL270 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 30 August 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL271 Matters for Report

271.1 Cancelled Planning and Licensing Committee meeting: 12 September 2022 – Ratification of Committee Comments

Following the death of HM Queen Elizabeth II, and the cancellation of the above meeting, the Committee RATIFIED the comments for applications on that agenda, listed below, which were submitted to the Local Planning Authority, Epping Forest District Council, under powers of delegated authority.

Application No: EPF/1188/22

Officer: Rhian Thorley

Location: 66 Newmans Lane, Loughton, IG10 1TH

Proposal: Proposed one storey rear, side extension & a new porch.

The Committee OBJECTED to this application on the grounds that the proposed new porch is too large and out of keeping with neighbouring properties. It was out of keeping with the street scene.

The side extension is too high in comparison to the existing and building onto the boundary, which will have a negative impact on neighbours.

Application No: EPF/1445/22

Officer: Sukhvinder Dhadwar

Location: 55 Algiers Road, Loughton, IG10 4ND

Proposal: 2 x two storey studio houses on unused side garden area adjacent to existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it is an inappropriate overdevelopment of the site and garden grabbing.

This development will result in a negative impact on the street scene, visual amenity, and outlook of the neighbouring properties, and will cause a loss of symmetry with the existing property and adjoining semi-detached house next door.

The application proposes two additional dwellings which will mean more car pollution and subsequent impact on the air quality to the SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1478/22

Officer: Ian Ansell

Location: 16 Station Road, Loughton, IG10 4NX

Proposal: Proposed replacement dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that by nature of its excessive height and bulk the proposed dwelling will sit uncomfortably on the plot, be out of character with this part of Station Road, dominating and being overbearing to the neighbouring properties. It should be set well back from both side boundaries.

Application No: EPF/1565/22

Officer: Loredana Ciavucco

Location: 79 Whitehills Road, Loughton, IG10 1TU

Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase.

The Committee had NO OBJECTION to this application.

Application No: EPF/1721/22

Officer: Loredana Ciavucco

Location: 4 Chigwell Lane, Loughton, IG10 3RW

Proposal: Side to front single storey extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1728/22

Officer: Marie-Claire Tovey

Location: 16 Stanmore Way, Loughton, IG10 2SA

Proposal: Part demolition of existing building. Two storey front, side and rear extensions. Conversion of part of garage to habitable space. Alterations to roof including raising height and adding loft rooms. Rear roof terrace. Twelve roof windows. Photovoltaic roof panels. Alterations to fenestrations. Part removal of chimney.

The Committee OBJECTED to this application on the grounds that the raising of the roof height would be incongruous and out of keeping with that of neighbouring properties. The proposal would have a dominant and negative effect on the street scene.

The rear balcony would cause overlooking and affect the amenity of the neighbours by loss of privacy and the enjoyment of their garden.

The proposed further bedroom in this application would further place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1816/22

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Replacement of existing roof to the stables/barn with a new tiled solar panelled roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/1822/22

Officer: Sukhvinder Dhadwar

Location: 13-15a Alderton Hill, Loughton, IG10 3JD

Proposal: Proposed demolition of existing buildings at nos. 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons' apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, car and cycle parking and all associated ancillary works & structures.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the bulk, height, and amount of garden grabbing that this development proposes is unacceptable and will impact harmfully on the character and appearance of the street scene.

Alderton Hill is characterised by large two or three-storey single-occupation houses with large gardens. The Committee consider that this development would constitute an incongruous form that will be detrimental to the character of the area with stark monolithic three or four storeys facing Alderton Hill and up to six storeys at the rear.

A significant increase in vehicular movement will lead to increased car pollution and a subsequent impact on the air quality to the SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/1843/22

Officer: Mohinder Bagry

Location: 53 The Uplands, Loughton, IG10 1NQ

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1847/22

Officer: Marie-Claire Tovey

Location: 10 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval for an additional storey at roof level comprising a1 x self contained flat (Class C3) with external staircase and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the development will be out of keeping with the street scene and surrounding properties in this block. The roof extension will be extremely harmful to the terrace of buildings and break up a uniform roof line.

The spiral staircase will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

Application No: EPF/1848/22

Officer: Marie-Claire Tovey

Location: 6 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval for an additional storey at roof level comprising a1 x self contained flat (Class C3) with external staircase and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the development will be out of keeping with the street scene and surrounding properties in this block. The roof extension will be extremely harmful to the terrace of buildings and break up a uniform roof line.

The spiral staircase will dominate the rear of Lower Alderton Hall Lane to the detriment of the townscape and uniformity of the houses.

Application No: EPF/1851/22

Officer: Loredana Ciavucco

Location: 155 Forest Road, Loughton, IG10 1EF

Proposal: Demolition of existing rear extension. New side infill extension and part 2 storey part 1 storey rear extension. New dormer extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the existing closet wing reads as a matching pair with 153 Forest Road; its loss would be detrimental to the character of the area. The proposed ground floor extension and first floor extension is also out of character with No 153 and this part of Forest Road. The roofs could be used as terraces and lead to overlooking to the adjacent properties.

Application No: EPF/1854/22

Officer: Ian Ansell

Location: Debden Park High School, Willingale Road, Loughton, IG10 2BQ

Proposal: Variation of condition 2 'Plan nos' on EPF/0329/22 (Proposed re-location of the boilers from the plant room to the identified location inside the outbuilding. The existing outbuilding will be utilized to accommodate 3 boiler units due to a lack of space in the plant room to provide adequate repairs to the boilers).

The Committee had NO OBJECTION to this application.

Application No: EPF/1865/22

Officer: Muhammad Rahman

Location: 46 Spring Grove, Loughton, IG10 4QD

Proposal: Application for Variation of Conditions 2, 4 & 5 for EPF/2762/21. (Design amendments of a further 0.95m deep single-storey rear extension to the consented 3.65m rear extension, altering the consented pitch roof dormer window opened at the floor level to a flat roof dormer window openable at 0.8m above the floor level, adding two roof lights and three skylights onto the top of the mono pitched roof and erection of privacy screen at both ends of the patio area to be made to the already consented extension at 46 Spring Grove, Loughton, IG10 4QD).

The Committee OBJECTED to this application on the grounds that the oversize box dormer and loft window will affect the amenity of the neighbour by overlooking.

The proposed patio will create a 'wall of glass' and result in an unacceptable amount of light pollution.

Application No: EPF/1881/22

Officer: Muhammad Rahman

Location: 26 Newnham Close, Loughton, IG10 4JG

Proposal: Proposed ground floor rear extension, first floor side extension and loft conversion with dormer and Juliet balcony to rear. (Renewal of Reference No: EPF/1175/18)

The Committee had NO OBJECTION to this application.

Application No: EPF/1891/22

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Demolish existing side extension. New single storey side extension for enlarged garage and new flat roof front canopy with a flat roof.

The Committee OBJECTED to this application on the grounds that the extension will be building onto the boundary, being too close to neighbours

and resulting in terracing. This proposal is moving at least 1m forward of the existing building.

Application No: EPF/1928/22

Officer: Robin Hellier

Location: 6 Cleves Close, Loughton, IG10 3NN

Proposal: TPO/EPF/02/93 (Ref: T20)

T1 & T2: 2 x Oak - Crown reduce by up to 2.5m, as specified.

Light Access

General Maintenance

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.

271.2 Notices of Appeal

271.2.1 EPF/0240/22 – 56 Tycehurst Hill Loughton Essex IG10 1DA.

Proposal: Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Subdivision of site into two plots. Erection of replacement bungalow on the western plot. Erection of three-storey family dwelling on the eastern plot. (Appeal ref no: APP/J1535/W/22/3300039 – Min no PL167.1)

The Committee OBJECTED to this application, re-iterating its previous comments which were:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed dwelling was too large for the plot size, and would be an overdevelopment of the site.

The loss of this bungalow would reduce housing choice, particularly for people with disabilities, which was contrary to the council's policy H1 on mixed and balanced communities.

Further Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we object to this application because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The loss of so many trees would be to the detriment of the character of the area. The garden to the large dwelling was inadequate for such a large family house.

The parking, car manoeuvring and access would not work. The access points to the two homes, on a corner plot, would be

dangerous and should be resisted. It was also noted that the drawings for the bungalow did not tally with the one on the plot plan.

Cllr Kauffman declared a non-pecuniary interest in the following item: Aura, 179-181 High Road, being the owner a neighbouring property.

271.2.2 Aura, 179 – 181 High Road, Loughton, IG10 4LF.
Description: Without planning permission the erection of a metal framed structure. (Appeal ref no: APP/J1535/C/223300111/112)

Members deplored the retrospective nature of this proposal.

The Committee OBJECTED to this application on the grounds that the structure was installed without appropriate planning approval. To allow the structure to remain would set an unwelcome precedent.

Members believed the structure was sited too close to neighbouring houses in Station Road and its use resulted in a negative impact on the amenity and privacy of the residents of those properties.

The Committee supported the local planning authority's Enforcement Department's decision, namely:

"The unauthorised development of a large metal frame structure, attached to the rear elevation of the premises, with a part - retractable glazed roof and with substantial floor to "roof" height openings on all elevations is incongruous in this location and has an adverse impact on the character and appearance of the street scene and adjacent residential properties in Station Road, contrary to Policies DBE1, DBE2, DBE3 and DBE9 of the Adopted Local Plan and Alterations and policy DM 9 of the Local Plan (Submitted Version).

The owner of the site has not provided sufficient information to satisfy the Council, as competent authority, that the unauthorised development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the unauthorised development should be permitted. In the absence of such evidence, and of a completed Section 106 planning obligation to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution, the proposed development is contrary to policies CP1 and CP6 of the Epping Forest Local Plan (1998) and Alterations (2006), policies OM 2 and OM 22 of the Epping Forest District Local Plan Submission Version 2017, the NPPF, and the requirements of the Habitats Regulations 2017.

The Council do not consider that planning permission should be given because planning conditions could not overcome

these objections to the development, and it is expedient to take enforcement action to remedy the breach of planning control.”

271.3 Amended Plans

271.3.1 EPF/1050/22 - 4 Little Goldings, The Barn Clays Lane Loughton Essex IG10 2RZ The proposed erection of an outbuilding with garaging on the ground floor and residential annexe on the first floor (Amended scheme of application EPF/2183/21). *AMENDED PLANS & DESCRIPTION*– Min PL253.1

The Committee RATIFIED the comments below, submitted under powers of delegated authority, in order to meet the required deadline, in respect of this re-consultation:

The Committee OBJECTED to this amended application on the grounds that the planned building is to be squashed, unnecessarily onto a green boundary, which will require it to be removed. This will result in an urbanisation of this part of the verdant and forested setting of Clays Lane, that is renown throughout Essex. This will be out of keeping and have a negative impact on the street scene.

271.3.2 EPF/1416/22 - 57 Valley Hill, Loughton, IG10 3AL. Proposal: First floor rear extension. Single storey rear extension. Alterations to entrance porch. * AMENDED PLANS* Min PL253.1

The Committee RATIFIED the comments below, submitted under powers of delegated authority, in order to meet the required deadline, in respect of this re-consultation.

“The Committee OBJECTED to this application stating it was an overdevelopment. There had already been too much development on the site as a whole with far too many garden buildings resulting in a lack of garden space.

Members believed the applicant would need to remove the garden buildings in order to allow the proposed rear extension; and considered the porch alterations were acceptable as they retained the existing symmetry.”

PL272 Planning Applications

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

272.1 Application No: EPF/1661/22

Officer: Ian Ansell

Location: 7A, Forest Road, Loughton, IG10 1DR

Proposal: Proposed two storeys of office accommodation over existing retail
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing would be out of keeping on this part of Forest Road to the visual detriment of Forest Road and this part of Loughton. In townscape terms the building forms part of a bigger unit with the adjacent shop; it would look incongruous to extend only half of the site.

Had the principle of the extension been acceptable, members considered a condition would be required to prevent the office from being converted to residential at a later time.

Application No: EPF/1707/22

Officer: Caroline Brown

Location: 17-19, England's Lane, Loughton, IG10 2QX

Proposal: Double storey rear extension and loft conversion with rear dormer and raising the roof ridge.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an overdevelopment, out of character and would result in a negative impact on the neighbours and street scene.

The rear extensions by reason of their excessive bulk and depth were detrimental to the visual amenity of this part of England's Lane. The roof extensions to the front and rear were out of character with the area where all the roofs are hipped.

Application No: EPF/1808/22

Officer: Ian Ansell

Location: 46, High Beech Road, Loughton, IG10 4BL

Proposal: Two storey rear and first floor side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/1870/22

Officer: Rhian Thorley

Location: 20, Goldings Rise, Loughton, IG10 2QP

Proposal: Rear wraparound extension 3.00m from existing garage, Certificate of lawful development for proposed garage conversion, and 2m rear single storey extension has been granted as noted on drawings. REF: EPF/1255/22

The Committee had NO OBJECTION to this application.

Application No: EPF/1930/22

Officer: Kie Farrell

Location: Roding Valley High School, Alderton Hill, Loughton, IG10 3JA

Proposal: Proposed relocation of existing single storey modular building within current school site, from the west of the main building to the north of the building. Four parking spaces lost to the new modular build are to be relocated to the north behind the modular that is proposed to move.

The Committee had NO OBJECTION to this application.

Application No: EPF/1942/22

Officer: Muhammad Rahman

Location: Footpath outside Café Bengal, 41 The Broadway, Loughton, IG10

Proposal: Removal of existing BT phone box & installation of a proposed replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1943/22

Officer: Muhammad Rahman

Location: Footpath outside Subway, 258 High Road, Loughton, IG10 1RB

Proposal: Removal of existing BT phone box & installation of a proposed replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1944/22

Officer: Muhammad Rahman

Location: Footpath opposite Two Kitchens, 167 High Road, Loughton, IG10 4LF

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1945/22

Officer: Muhammad Rahman

Location: Footpath outside Zee & Co. 221-225 High Road, Loughton, IG10 1BB

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1946/22

Officer: Muhammad Rahman

Location: Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, although members commented that there was no existing BT phone box in this location.

The Committee requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1947/22

Officer: Muhammad Rahman

Location: Footpath outside T Cribb & Sons, 73 The Broadway, Loughton, IG10 3SP

Proposal: Removal of existing BT phone box & installation of a replacement BT street hub & associated display of advertisement to both sides of the unit. The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application, although members commented that there was no existing BT phone box in this location.

The Committee requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1948/22

Officer: Muhammad Rahman

Location: Footpath outside Zee & Co., 221-225 High Road, Loughton, IG10 1BB

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1949/22

Officer: Muhammad Rahman

Location: 41 The Broadway, Loughton, IG10 3SP

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1950/22

Officer: Muhammad Rahman

Location: Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1951/22

Officer: Muhammad Rahman

Location: Footpath outside T Cribb & Sons, 73 The Broadway, Loughton, IG10 3SP

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application. However, members requested that light emissions of the unit be kept to a minimum and that hubs were lit in conjunction with the streetlights, in order to protect the amenity of nearby residents.

Application No: EPF/1952/22

Officer: Muhammad Rahman

Location: Footpath outside Subway, 258 High Road, Loughton, IG10 1RB

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1953/22

Officer: Muhammad Rahman

Location: Footpath outside Two Kitchens, 167 High Road, Loughton, IG10 4LF

Proposal: Application for a proposed x2 no. digital 75" LCD display screen, one on each side of the street hub unit.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that because of its size and siting, the freestanding advertising / telecommunications structure would reduce the width of the footway to an unacceptable level, having an adverse impact on direct, safe and convenient pedestrian movement.

Application No: EPF/1991/22

Officer: Muhammad Rahman

Location: 275-277, High Road, Loughton, IG10 1AH

Proposal: Advert consent for new fascia above doors/windows with new boxed signage. The existing doors and columns remain as per existing and decorated. A new menu box included. Illuminated box signage 'DIM T' and 'taste of Asia' mounted on perforated aluminium panel. Provided with individual LED pane.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the new illuminated signage by reason of its size, bulk and degree of projection from the shopfront, particularly the lower box, would be detrimental to the visual amenity of this part of the High Street. The bottom box should have the same projection as the top box. The entrance was recessed negating the need for a rain shelter over the door, if that was what they were trying to do.

Members considered the proposed two rows of bird spikes on a wider ledge at such a low level to be unsightly and unnecessary. The Committee requested that the applicant scaled back the proposed signage.

Application No: EPF/2046/22

Officer: Marie-Claire Tovey

Location: 22, Connaught Avenue, Loughton, IG10 4DS

Proposal: Rear single storey extension on the ground floor and rear and side wrap around single storey extension to the lower ground floor.

The Committee OBJECTED to this application, considering the proposal an overdevelopment that would impact on the amenity of the neighbours at no 24.

Members also supported the objection of the Tree and Landscaping Officer for this application, and endorse any proposals for the retention and protection of all Loughton trees.

Application No: EPF/2070/22

Officer: Marie-Claire Tovey

Location: 19, High Road, Loughton, IG10 4JJ

Proposal: Single storey side extension to replace existing covered carport to existing 2-storey detached house. Addition of obscured glass window to existing side elevation at ground floor.

The Committee had NO OBJECTION to this application.

272.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2002/22

Officer: Alastair Prince

Location: 18, Southview Road, Loughton, IG10 3LG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.

Application No: EPF/2005/22

Officer: Mohinder Bagry

Location: 6, Tewkesbury Close, Loughton, IG10 3NT

Proposal: Certificate of Lawful Development for proposed outbuilding.

Application No: EPF/2010/22

Officer: Mohinder Bagry

Location: 49, River Way, Loughton, IG10 3LJ

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

272.3 Others – provided for information only: EPF/1978/22 and EPF/2108/22

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

PL273 Decisions

No decision notices have been received.

PL274 Licensing Applications

No licensing applications had come to the attention of officers.

PL275 Enforcement and Compliance

275.1 No reports had been received.

Signed:

Date: 10 October 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 10 October 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

K Rainbow

J Riley

G Wiskin (from min no 277)

Also Present

Councillors: D Wixley (from min no 279)

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

2 Members of the Public.

PL276 Apologies for Absence

The Planning Committee Clerk reported that Cllr Wiskin had sent apologies that he may be late or unable to attend this evening's meeting, as his flight back to the UK had been delayed.

Cllr Wiskin arrived during the following item.

PL277 Declarations of Interest

The Committee declared a non-pecuniary interest in agenda item 5, planning application CC/EPF/88/22 – Loughton Library, Traps Hill; and planning applications: EPF/1248/22 - 58 Hanson Drive; EPF/2053/22 - 69 Church Hill; and EPF/2136/22 - Corner Garth, Nursery Road, owing to comments received from the LRA Plans Group.

Cllr Riley declared a non-pecuniary interest in agenda item 8.1.1 – Application for a new Street Trading Consent – El Cafecito Ltd, Loughton Club, as he is a member of Loughton Club.

Cllr Wixley 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 Subcommittee 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.

PL278 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 26 September 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2053/22 – 69 Church Hill, as a member of the public present had an interest in this application.

Cllr Wixley arrived during the following item.

PL279 Planning Application

279.1 Application No: EPF/2053/22

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: 2no semi-detached houses and 1no detached house.

The Committee NOTED the contents of a letter of objection.

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

The Committee was advised that planning notifications for this proposal had not been issued/posted by the Local Planning Authority (LPA), Epping Forest District Council. The LPA therefore agreed to extend the time limit for comments on this application from residents until 28 October 2022.

Committee members believed that this application should therefore be invalidated, and as they did not have authority to formally postpone this matter it would be prudent to submit comments.

The Committee OBJECTED to this application on the grounds that the proposal was overbearing and an overdevelopment of the site. This is due to the height and bulk of the proposal, the fact that it is building edge to edge and too close to both boundaries. This would create a negative impact on the amenity and outlook of neighbours both up and down hill. It was garden grabbing and would result in the loss of greenery and gardens which will have a negative impact on the street scene.

Members also supported the comments of the Loughton Residents Association Plans Group which were:

“Although this is a considerable improvement on the previous application the scheme still proposes additional dwellings which means more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwellings will also result in more pressure for the overstressed recreational services and subsequent damage to the SAC.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

We are very concerned that the Council has been giving planning approvals for housing developments near to the Epping Forest Special Area of Conservation (EFDSAC); in doing so it is requiring sums to be paid under s106 agreements with reference to the Council’s Interim Air Pollution Mitigation Strategy (IAPMS).

Not only is it impossible for the Council to know whether or not the sums required under the s106 agreements will turn out to be adequate, the mitigation measures are not being implemented in advance of the new dwellings being built and the subsequent harm to the SAC from the additional traffic. This approach is in clear breach of UK law, as set out in Holohan and other related judgements.

We consider the front elevation should not project beyond the front walls of the 67A and 73 Church Hill in order to avoid it dominating the views along this part of Church Hill.

We object to the barren look of the front to the building, which is dominated by parking for cars. The number of spaces should be reduced, and planting of suitable native species and soft landscaping introduced and conditioned. We note the link to the highway assessment is missing.”

The Committee was also concerned that no bats are harmed and requested a suitable survey should be carried out to confirm their presence.

The Committee AGREED to bring forward agenda item 5, Essex County Council planning application CC/EPF/88/22 – Loughton Library, Traps Hill, Loughton, IG10 1HD, as a member of the public present was interested in this item.

PL280 Essex County Council planning application CC/EPF/88/22 – Loughton Library, Traps Hill, Loughton, IG10 1HD – Demolition of the existing building and the construction of new part 5/part 4/part 3 storey building to provide (i) a public library; (ii) space for offices, community use and Jazz Archive; (iii) the provision of 38 residential apartments; and (iv) associated access, parking, servicing, utilities, and landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was an overdevelopment, by reason of its bulk and height. A five storey building was considered excessive and would set an unwelcome precedent. A building of that height would be out of character with the area, creating a negative impact on the street scene.

Members had no objection in principle, to a proposal for residential properties, particularly if it included affordable housing, but felt that the 38 dwellings proposed were too many for the site; and no reference was made to affordable housing. A two or three storey building would be more acceptable and in character with the area.

The Committee further supported the comments of the Loughton Residents Association Plans Group which were:

“The existing library, at two storeys, dominates this part of Traps Hill which is characterised by open spaces before it meets the three-storey high street retail buildings. The proposed five storey building, by reason its height and bulk is wholly out of character with the area and will dominate the setting of Traps Hill. Because of the lack of buildings at the Church Hill side of the cricket ground, the new building will also stand out like a sore thumb to anyone walking or driving south down Church Hill, against a background of much lower buildings. It will also significantly harm the setting of the cricket ground which is one of the very few grounds still located in the centre of such a large urban settlement like Loughton.

It is utter nonsense to claim in the design and access statement the playing fields justify the increase in height. On the contrary, in townscape terms, with nothing on the opposite side of Traps Hill the site should be a transitional height and certainly no higher than the ambient heights of the domestic dwellings further up Traps Hill.

The extensive bulk of the new building will impact on the setting of the Grade Two listed 2 Traps Hill. This is a very important local building; the renowned Victorian architect James Cubitt (1836 – 1912) lived and died here and was buried in an unmarked grave next to his wife in Loughton Cemetery. We ask officers check the view on Figure 8 of the Heritage Statement is actually “verified”. The view of 2 Traps Hill from the High Street (arguably the most important view) will be compromised by

the new development and cause harm to its setting. Whilst the impact may be less than substantial harm it is on the high end of the less than substantial harm test under the NPPF. The pleasure of viewing this local treasure of a building is greatly distracted by the new development. Epping Forest's Heritage Policy HC12 states *'The Council will not grant planning permission for development which could adversely affect the setting of a listed building.'*

The basement car park is unworkable; many of the spaces such as spaces 26 to 30 and space 37 lack a turning circle for cars to manoeuvre out of the spaces. We do not agree the swept path analysis is right in the Transport Statement; many cars are longer than 5.079m. We note staff will be expected to park in the public car park. This car park is heavily used; expecting staff to park in the public car park as well as visitors to the residential development will further erode the spaces available for members of the public.

The application proposes 38 additional dwellings which means more car pollution and a subsequent impact on the air quality to the SAC. Any additional dwelling that leads to more traffic in the SAC is unacceptable. The additional dwellings will also result in more pressure for the overstressed recreational services and subsequent damage to the SAC.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

We are very concerned that the Council has been giving planning approvals for housing developments near to the Epping Forest Special Area of Conservation (EFDSAC); in doing so it is requiring sums to be paid under s106 agreements with reference to the Council's Interim Air Pollution Mitigation Strategy (IAPMS).

Not only is it impossible for the Council to know whether or not the sums required under the s106 agreements will turn out to be adequate, the mitigation measures are not being implemented in advance of the new dwellings being built and the subsequent harm to the SAC from the additional traffic. This approach is in clear breach of UK law, as set out in Holohan and other related judgements.

It is not sustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, and to simply throw it into the skip is unacceptable.

Historic England's Heritage Counts report confirms knocking down buildings releases embodied carbon dioxide (CO₂) which is stored inside them and contributes to climate change. An owner can adapt an old building and reduce CO₂ emissions by more than 60%. Historic England claim replacing a traditional Victorian terrace property with a new building of the same size produces up to 13 times more embodied carbon, which equates to about 16.4 tonnes of CO₂. This proposed development will be significantly higher than that.

It is irresponsible for a public authority to argue the cost of repairs is too great, to justify such a large development. The council has let the building get into its current condition and should find the funds to repair it and responsibly retain the embodied carbon dioxide which is stored inside it. The council needs to resist the loss of existing fabric and insist the existing dwelling is retro fitted with sustainable energy efficiencies and improved rather than allowing it to be demolished and sent to landfill. Any scheme that replaces an existing building should have a carbon assessment of the whole-life carbon footprint of it compared to the option of re-use.

The existing building is not that old and should be refurbished.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one will also impact on the EPSAC.

We object to the lack of any affordable housing. If councils are providing zero affordable housing in their schemes, how can they expect private developers to provide any? There needs to be an independent viability report commissioned from Epping Forest District Council to ensure there is no bias in the report.

No statement of community involvement (SCI) has been submitted with the planning application. We ask that an SCI is provided. In the absence of this we ask under the Freedom of Information Act for all correspondence at the pre app stage including emails, survey responses, letters etc received be shared with the LRA Plans Group.

We disagree the reduction in library space is made up by a better layout for the new premises. Not only is there no staff parking (see above), there are far too many blind areas that are unobserved by staff. It is not good enough to rely on CCTV as an alternative.

No details have been provided regarding the relocation of the existing recycling bins. This will cause problems in the future; the new residents in the development are likely to complain about the general disturbance recycling bins cause.

Overall, this large unwelcome lump of a development causes substantial harm to the character and function of this part of Loughton. There is no public benefit, particularly in the absence of any affordable housing, and planning permission should therefore be refused.”

PL281 Matters for Report

281.1 Planning Re-consultation

EPF/1266/22 – 121 Roding Road, Loughton IG10 3BS. Proposal:

Extensions and alterations to provide 1x new retail premises on the ground floor and 5x new residential apartments over with associated amenity space. *AMENDED PLANS* – Min no PL260.1

In the absence of any resident comments to these amendments members expressed concern, as to whether neighbours had received their notifications, in light of the current postal strikes.

The Committee OBJECTED to this application, considering the amended plans failed to address its previous objections.

The Committee reiterated its previous comments which were:

“The Committee NOTED the contents of 12 letters of objection.

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

*The Committee OBJECTED to this application stating the proposal was for five additional dwellings which would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational*

pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Members also commented on the close proximity of the site to the Roding Road Nature Reserve, and the negative impact the extra pollution would have on that.

The application would set a precedent for additional floors being erected on buildings in this area. This site was a regular array of small local shops set in double storey buildings within close proximity to neighbouring double storey residential properties – not the High Road. The effect of this proposal would be detrimental to the amenity and outlook of neighbours, in particular the occupants of nos 123 – 133 Roding Road, and possibly beyond, who would suffer a sense of enclosure and loss of outlook to their rear gardens.

The proposal may be a car free development but that does not stop the occupants from having cars. The site is located at a very busy junction, where illegal double parking regularly occurs from both private and commercial vehicles. Buses were often unable to turn right into Valley Hill causing severe congestion and highway safety issues at this busy junction, which has resulted in several collisions. Although double yellow lines are in situ no apparent enforcement is taken in this area. The additional residences would exacerbate this problem. No consideration had been given either to allow safe waste removal from the site.

Members believed that any proposal needed to provide suitable parking for visitors and delivery vehicles to ameliorate these issues.”

PL282 Planning Applications

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

282.1 Application No: EPF/1248/22

Officer: Sukhvinder Dhadwar

Location: 58 Hanson Drive, Loughton, IG10 2EA

Proposal: Proposed demolition of existing bungalow & x2 new build two bedroom dwellings.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposal was garden grabbing and would set an unwelcome precedent. The loss of this bungalow would reduce housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities.

The proposal would have a negative impact on the street scene and result in a detrimental impact on the amenity of the neighbours. This would cause neighbouring properties along the terrace to experience a loss of outlook, giving their back gardens a 'shut in' feel. Members believed it also failed to provide sufficient amenity space for the residents of the proposed new dwellings.

To facilitate the proposed crossover it would cause the loss of the grass verge, which was unacceptable, and would take away the roadside parking space of the neighbouring property, in an area where parking stress was already at its limit. Further, the position of the proposed driveway on the bend was dangerous.

The proposed second property on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2064/22

Officer: Sukhvinder Dhadwar

Location: 13 Wellfields, Loughton, IG10 1PB

Proposal: Erection of single-storey rear extension on the existing conservatory footprint and infill first-floor extension with a flat roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2107/22

Officer: Loredana Ciavucco

Location: 15 Woodland Road, Loughton, IG10 1HQ

Proposal: Double rear extension & single front extension.

The Committee OBJECTED to this application on the grounds that the proposal would have a negative impact on the visual amenity and loss of sunlight to the neighbours at no 17.

Application No: EPF/2114/22

Officer: Rhian Thorley

Location: 11 Poets Place, Alderton Hill, Loughton, IG10 3FS

Proposal: Facade changes to improve overheating of building. Addition of opening casements, vents, grills and window film.

The Committee had NO OBJECTION to this application.

Application No: EPF/2124/22

Officer: Mohinder Bagry

Location: 22 Harwater Drive, Loughton, IG10 1LW

Proposal: Garage conversion and alteration of roof to existing extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2136/22

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of two letters of objection.

Members noted the application description was misleading, as the proposal amounted to complete demolition and redevelopment for a larger house.

The Committee OBJECTED to this application stating that due to its mass and bulk, it was an overdevelopment. The proposal was too large for the plot, which would result in a detrimental effect on the street scene and loss of garden; and created no amenity space for the residents of the new dwelling. The development would be very overbearing on the neighbouring property and out of keeping.

Further, the increase in the number of bedrooms from 4 to 6 is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2169/22

Officer: Rhian Thorley

Location: 241 Chester Road, Loughton, IG10 2LL

Proposal: Application for a proposed ground floor rear, side & porch extensions.

The Committee OBJECTED to this application, stating that the proposal, by reason of its size and design would be incongruous and harmful to the character and appearance of the existing building and street scene.

Application No: EPF/2224/22

Officer: Robin Hellier

Location: J Sainsbury Plc, Old Station Road, Loughton, IG10 4PE

Proposal: TPO/EPF/16/02 (Ref: T1), TPO/EPF/17/02 (Ref: T2)

T1 & T2: Ash - Face back overhanging branches up to 1.5m 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/2233/22

Officer: Robin Hellier

Location: Naivasha, 51 Alderton Hill, Loughton, IG10 3JD

Proposal: TPO/EPF/17/08 (Ref: T2)

T2: Ash - Crown reduce by 4-5m, 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.

282.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2086/22

Officer: Muhammad Rahman

Location: Debden House, Debden Green, Loughton, IG10 2NZ

Proposal: Certificate of Lawful Development for proposed use of land as a site for caravans, motor caravans and tents on the land edged red on site plan ref. AY/02C204360/01 in accordance with planning permission ref: A.294 (1947).

Application No: EPF/2117/22

Officer: Mohinder Bagry

Location: 37 Colson Road, Loughton, IG10 3RL

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

Application No: EPF/2123/22

Officer: Mohinder Bagry

Location: 22 Harwater Drive, Loughton, IG10 1LW

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/2153/22

Officer: Mohinder Bagry

Location: 2 Felstead Road, Loughton, IG10 3AZ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/2161/22

Officer: Alastair Prince

Location: 36 Ibbetson Path, Loughton, IG10 2AS

Proposal: Application for a Lawful Development certificate for a proposed loft extension.

Application No: EPF/2167/22

Officer: Marie-Claire Tovey

Location: 62 Colson Road, Loughton, IG10 3RJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion, consisting of a creation of a rear dormer with x2 no. windows & x2 no. pitch roof windows to the front roof.

282.3 Others – provided for information only: EPF/2118/22, EPF/2154/22, EPF/2175/22, EPF/2178/22 and EPF/2210/22

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

Re: EPF/2118/22 – 1 Forest Lodge, Fairmeadside

The Committee would like to draw the attention of the Planning Officer to this Planning Permission. Members expressed concern that the applicant is not fully complying with the original planning approval and conditions for this development and would request strict adherence to the stipulations imposed. In particular, the Committee's request, when commenting on the original planning application, for a condition **"to keep the green boundary, as its just metres from the forest"**.

PL283 Decisions

283.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received for August 2022.

PL284 Licensing Applications

284.1 Application for New Street Trading Consent - El Cafecito Ltd, Loughton Club, 8 Station Road, Loughton, IG10 4NX

The Committee OBJECTED to this application on the grounds that the proposal would negatively impact on the amenity of the residents of neighbouring properties due to the cooking odours emitted. Members also raised a concern for possible noise disturbance from the vehicle engine or generator; and that the proposal would encourage litter in the surrounding area.

PL285 Enforcement and Compliance

285.1 No reports had been received.

Signed:
Date: 24 October 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 24 October 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the Public.

PL286 Apologies for Absence

The Planning Committee Clerk reported there were no apologies for absence for this meeting.

PL287 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/2000/22 – 66 Alderton Hill; EPF/2205/22 – 179-181 High Road; EPF/2216/22 – New Oak Lodge, Englands Lane; EPF/2268/22 – 53 Algiers Road; EPF/2269/22 – 53 Algiers Road; EPF/2270/22 – 76 Smarts Lane; and EPF/2278/22 – 8 Alderton Hall Lane, owing to comments received from the LRA Plans Group.

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/2000/22, 66 Alderton Hall, as he knows the applicant.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2205/22, 179-181 High Road, as he owns a neighbouring property.

PL288 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 10 October 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2254/22 – 35 Algiers Road, as a member of the public present had an interest in this application.

PL289 Planning Application

289.1 Application No: EPF/2254/22

Officer: Muhammad Rahman

Location: 35, Algiers Road, Loughton, IG10 4NG

Proposal: Proposed side/rear extensions and roof remodelling with loft conversion.

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 proposed height of the roof was excessive, causing a visual impact on the

neighbours at nos 31 and 33 and resulting in a negative impact on the amenity of those neighbours.

Members also requested that an arboricultural impact statement be supplied as they were concerned the proposal would impact trees on the site, which should be retained in order to provide screening.

PL290 Matters for Report

290.1 Notices of Appeal

290.1.1 EPF/0869/22 – 6 Ladyfields Close, Loughton, IG10 3RS. Proposal: Part single part double storey side and front extension. (Appeal Ref: APP/J1535/W/22/3303563. Min no PL219.1)

The Committee reiterated its previous comments, which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds the extensions would be an over-development of the site that would result with the property being overbearing, incongruous and out of keeping with the street scene.

There would be a significant loss of garden amenity and a sense of enclosing.

The front extension is out of character with the area by reason of its projection out from the front elevation and non-matching materials

Members deplored the information received that the property had already undertaken works, including demolition work. without permission and requested that EFDC Enforcement Officers urgently investigate these unauthorised works.”

290.1.2 EPF/0498/22 – 23 Connaught Avenue Loughton, IG10 4DS. Proposal: First floor side extension / construction of rear dormer to create a larger master suite on the second floor. (Appeal ref no: APP/J1535/D/22/3306624– Min no PL185.1)

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

290.2 Planning Applications

290.2.1 EPF/2053/22 - 69 Church Hill, Loughton, IG10 1QP. Proposal: 2no semi-detached houses and 1no detached house – Min no PL279.1

The Planning Committee Clerk reported that further comments had been received from the Loughton Residents Association Planning Group (LRA PG), following its visit to this site.

The Committee was asked whether it would like to comment further on this proposal, following the extension of time for comments on this application by the local planning committee to 28 October 2022, due to resident notices not being issued in the first instance.

The Committee considered its initial submission to this application incorporated these subsequent comments of the LRA PG, and reiterated its support of the LRA PG's comments.

290.2.2 EPF/1808/22 – 46 High Beech Road, IG10 4BL. Proposal: Two storey rear and first floor side extension – Min no PL272.1

The Planning Committee Clerk reported that Epping Forest District Council (EFDC) had advised that this planning application, which appeared on the weekly list for 16 September 2022, included in the agenda of the Planning and Licensing Committee for 26 September 2022, had been "*entered in error by EFDC, and should be ignored*".

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

PL291 The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.19 part 2) Order 2022

The Committee NOTED the information received from Essex County Council.

PL292 Planning Applications

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

292.1 Application No: EPF/2000/22

Officer: Caroline Brown

Location: 66, Alderton Hill, Loughton, IG10 3JB

Proposal: Front and rear extensions & Loft conversion

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the amount of glazing to the first floor rear elevation was excessive and out of character with the area. The fenestration should be reduced which would also help prevent light pollution.

Application No: EPF/2143/22

Officer: Rhian Thorley

Location: 78 Forest Road, Loughton, IG10 1EQ

Proposal: Side return and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2149/22

Officer: Ian Ansell

Location: 30, Roding Gardens, Loughton, IG10 3NH

Proposal: Single storey rear and side extension.

The Committee OBJECTED to this application on the grounds that the existing garden was already cramped, and the proposal would result in no amenity space for the residents. It would also have a negative impact on the amenity of the neighbours.

Application No: EPF/2179/22

Officer: Rhian Thorley

Location: 8 The Heights, Loughton, IG10 1RN

Proposal: Proposed single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2205/22

Officer: Muhammad Rahman

Location: 179-181 High Road, Loughton, IG10 4LF

Proposal: Retrospective installation of extraction system with roof-mounted fans.

The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the plant was enormous and unsightly, and had resulted in a negative impact on the street scene and neighbours' amenity.

Members considered the extraction system should be located on the middle of the roof, hidden from view, as it was previously. Cafe Rouge was able to operate without such large plant and the Committee could see no reason for plant this large. Concern was expressed that this was to facilitate the unauthorised extensions which have been added to the rear of the restaurant without planning permission, and which are the subject of Enforcement Notice ENF/00003/22. Members expressed support for the removal of the unauthorized rear structure.

The Committee requested planning officers investigate what is authorised on the site and check the drawings do not include alterations that do not have consent. Members urged the council to take enforcement action if there was any evidence the plant was disturbing neighbours, and issue a stop notice should that be the case.

Application No: EPF/2216/22

Officer: Ian Ansell

Location: New Oak Lodge, Englands Lane, Loughton, IG10 2NX

Proposal: Erection of a dwelling house and associated works to provide access, parking and landscaping. Refurbishment and repair of Grade II listed gates and piers

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application reiterating its previous comments in respect of planning application EPF/2969/15, which were:

“The Committee OBJECTED to this application which was considered inappropriate development of green belt land contrary to National Planning Policies and Policy SP5 of Epping Forest District Council’s Draft Local Plan (1998) & Alterations (2006).

Furthermore, it was considered the proposal would impact on and irrevocably disturb the existing fauna and flora in this rural enclave, and also be detrimental to the properties bordering the site and the surrounding neighbourhood.”

Members expressed disappointment that planning permission was granted for a dwelling on this site within the protected Green Belt. However, the previous consent was for a passable copy of an 1820's house, similar to what had been there before and maintaining the heritage value.

This proposal was for a larger dwelling, of poor design, bearing no resemblance to the historic past. The proposed design was too large, and the top floor would be visible, particularly in the winter and evenings when the large, glazed areas were illuminated.

This site has been regarded as, and grown as it were forest for many decades. Any development on this site should therefore not be visible from the highway at any time of year. The original dense tree cover should be maintained to screen the building and its light pollution from the highway and surrounding forested areas.

Further, Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2221/22

Officer: Marie-Claire Tovey

Location: North Farm House, High Road, Loughton, IG10 4JJ

Proposal: Application for a new Glasshouse, located against the existing East boundary wall in the rear garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/2231/22

Officer: Muhammad Rahman

Location: 11, Wallers Hoppet, Loughton, IG10 1SP

Proposal: Single storey rear extension to existing kitchen/dining room with side extension to provide new enclosed lobby access. Existing garage conversion into family garden room with minor rear external opening modification.

The Committee OBJECTED to this application. The proposal was an overdevelopment that was out of keeping with the Conservation Area, resulting in an intensification of use of the garden.

Application No: EPF/2232/22

Officer: Rhian Thorley

Location: 110 Swanshope, Loughton, IG10 2NB

Proposal: 2 storey side extension and single storey side porch.

Members commented that they were unable to see any changes to the previous plans and considered this proposal to be a low quality design.

The Committee OBJECTED to this application, reiterating its previous comments to planning application, EPF/1308/22, which were:

“The Committee OBJECTED to this application stating it was an overdevelopment that would create a loss of amenity space. As well, it would have a negative impact on the street scene. The extension went to the edge of the pavement; was too large and needed to be reduced and set away from the public footpath.”

Application No: EPF/2255/22

Officer: Sukhvinder Dhadwar

Location: 25, Traps Hill, Loughton, IG10 1SZ

Proposal: Proposed additional floor extension to existing building to add consulting rooms and associated ancillary facilities

The Committee OBJECTED to this application on the grounds that it was an overdevelopment by reason of its bulk and height. The proposal resembled a block of flats which would result in a negative impact on the street scene and neighbours; and would set an unwelcome precedent.

Application No: EPF/2260/22

Officer: Muhammad Rahman

Location: 8, Stanmore Way, Loughton, IG10 2SA

Proposal: Application for Variation of Condition 2 for EPF/0483/22. (The replacement of an existing house).

The Committee had NO OBJECTION to this application.

Application No: EPF/2268/22

Officer: Rhian Thorley

Location: 53, Algers Road, Loughton, IG10 4NF

Proposal: The demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions. Addressing reasons for refusal of application EPF/1463/22

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the comments of the LRA Plans Group, which were:

“The existing rear extension reads as a matching pair with that at No 51. We note that, because the garden of number 53 runs alongside Lower Park Road, the rears of 51 and 53 are visible to passers-by on Lower Park Road. The replacement rear double storey extension by reason of its detailed design, form and materials is detrimental to the visual amenity of this part of Algers Road. The rear additions will be overbearing and result in an increase in the sense of enclosure to the neighbour at No 51.”

Application No: EPF/2269/22

Officer: Rhian Thorley

Location: 53, Algers Road, Loughton, IG10 4NF

Proposal: Demolition of existing single storey rear and side extensions, replace with single storey side and rear and double storey rear extensions

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the comments of the LRA Plans Group, which were:

“We note that, because the garden of number 53 runs alongside Lower Park Road, the rears of 51 and 53 are visible to passers-by on Lower Park Road. The existing rear extension reads as a matching pair with that at No 51. The sheer finish to the roof of the first floor extension will appear incongruous.

The issue can be resolved if it is hipped to reflect No 51.”

Application No: EPF/2270/22

Officer: Rhian Thorley

Location: 76, Smarts Lane, Loughton, IG10 4BS

Proposal: Single storey rear lean-to extension

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, stating that the proposal would result in two rooms having insufficient natural daylight; the dining room would be very poorly lit, contrary to the BRE Guidelines (Site layout planning for daylight and sunlight: a guide to good practice - BR 209 2022 edition) and the kitchen would receive no natural light at all.

Application No: EPF/2275/22

Officer: Robin Hellier

Location: Homecherry House, 86 High Road, Loughton, IG10 4QU

Proposal: TPO/EPF/09/82

T1: Sycamore (Ref: T6)- Crown reduce by 2-3m, as specified.

T2: Sycamore (Ref: T7)- Crown reduce by 1-2m, as specified.

T3: & T15 (Ref: T10 & T33): Ash - Crown reduce by 2-3m, as specified.

T4: Maple (Ref: T9) (multi-stem) - Crown reduce

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/2278/22

Officer: Kie Farrell

Location: 8, Alderton Hall Lane, Loughton, IG10 3HJ

Proposal: Construction of new boundary fencing

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it completely changes the street scene and character of the road.

Whilst this proposal was an improvement on the previous refusal, this property (on the corner of Alderton Rise) and the houses across Alderton Rise on Alderton Hall Lane up to the junction with Alderton Hill all have open frontages (or did until this fence was erected).

They form an attractive open area with Alderton Rise, where the front gardens are also all open. The boundary fencing, by reason of its height and prominence was out of character and detrimental to the openness of the area. Whilst acknowledging the property adjacent on Greenfields has boundary treatment to edge of pavement, this was part of that street, and the fencing on 8 Alderton Hall Lane amounted to a creeping erosion which was not justified in townscape terms.

It was also noted that the drawing was inaccurate on Street Elevation BB. The ground slopes down towards the road, hence the existing metal fencing panels are stepped. The height of the proposed brick wall should be increased to match the height of the existing metal fencing. The capping

should also be above the top of the metal post.

Application No: EPF/2307/22

Officer: Alastair Prince

Location: 5, Steeds Way, Loughton, IG10 1HX

Proposal: Application for Variation of condition 2 for EPF/2642/21.
(Proposed rear upper and ground floor extension with internal alteration works).

The Committee OBJECTED to this application stating it was ungainly and too large. Members preferred the design of the approved consent, which had more character and less bulk.

Application No: EPF/2356/22

Officer: Robin Hellier

Location: Pine Trees, Nursery Road, Loughton, IG10 4EF

Proposal: TPO/CHI/01/72 (Ref: A1) T1 & T2: 2 x Pine - Fell and replace, as specified.

The Committee strongly objected to this application, believing these historical trees to be such a valuable asset, every effort should be made with careful drainage systems implemented for their retention.

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.

292.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2272/22

Officer: Rhian Thorley

Location: 76, Smarts Lane, Loughton, IG10 4BS

Proposal: Certificate of lawful development for a proposed rear dormer window with Juliet balcony in connection with a loft conversion.

Application No: EPF/2293/22

Officer: Loredana Ciavucco

Location: 68, Brooklyn Avenue, Loughton, IG10 1BN

Proposal: Certificate of Lawful Development for proposed enlargement of window to existing dormer.

Application No: EPF/2308/22

Officer: Mohinder Bagry

Location: 1, Champions, Loughton, IG10 2SG

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

292.3 Others – provided for information only: EPF/2302/22

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

PL293 Decisions

293.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received for September 2022.

PL294 Licensing Applications

No licensing applications had come to the attention of officers.

PL295 Enforcement and Compliance

295.1 No reports had been received.

Signed:

Date: 7 November 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 7 November 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: C Davies (in the Chair)

P Abraham

W Kauffman

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

PL296 Apologies for Absence

The Planning Committee Clerk reported there were no apologies for absence for this meeting.

PL297 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications EPF/0823/22 – Debden Station; EPF/2182/22 – 36 Colebrook Lane; EPF/2282/22 – 77 York Hill; EPF/2333/22 – 31 Carroll Hill, owing to comments received from the LRA Plans Group.

PL298 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 24 October 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL299 Matters for Report

299.1 Planning Re-consultation

**299.1.1 EPF/1946/22 – Footpath outside Gail's, 199 High Road, Loughton, IG10 1AA. Proposed BT street hub & associated display of advertisement to both sides of the unit.
AMENDED DESCRIPTION & PLANS – Min no PL272.1**

The Committee OBJECTED to this application stating that the proposed site was outside the old Browns building, which is a local heritage site. The proposal would be out of keeping and have a negative impact on the street scene. It would be a visual obstruction and a light obstruction creating light pollution.

Members agreed with the comments in the Essex Highways officer's report, dated 28 September 2022.

299.2 Withdrawn Planning Application

**299.2.1 EPF/2205/22 – 179-181 High Road, Loughton, IG10 4LF.
Proposal: Retrospective installation of extraction system with roof-mounted fans. – Min No PL292.1**

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

PL300 Emerging Epping Forest District Local Plan: Consultation on further Main Modifications 28 October 2022 to 09 December 2022

As comments were not required until 9 December, the Committee AGREED to defer this matter to a later meeting in order to consider its submission.

PL301 Planning Applications

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

301.1 Application No: EPF/0823/22

Officer: Ian Ansell

Location: Debden Station, Chigwell Lane, Loughton, IG10 3TG

Proposal: Temporary single storey Portakabins and Portastors.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would create a negative impact on the street scene.

Members AGREED however to waive their objection if suitable landscaping was provided. This was a very prominent position and boundary planting of native species would add colour and enhance the street scene.

The Committee supported the comments of the Loughton Residents Association Plans Group, in its letter of 6 November 2022, regarding this proposal.

Application No: EPF/2182/22

Officer: Loredana Ciavucco

Location: 36 Colebrook Lane, Loughton, IG10 2HJ

Proposal: Wrap around single storey extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed roller shutter gave an industrial appearance to this domestic dwelling, negatively impacting the street scene.

The rear extension was too large and went back too far, which would impact the neighbour. It should be reduced in length.

Application No: EPF/2234/22

Officer: Muhammad Rahman

Location: 186 Forest Road, Loughton, IG10 1EG

Proposal: Change of use and conversion of existing storage building / workshop (Use class B8) to single residential use (Use Class C3).

Members commented that the proposal description was incorrect.

The Committee OBJECTED to this application stating it provided no amenity space for the residents of the proposed dwelling. As stated in its previous objection to EPF/1573/21, the entrance to this site was a very narrow pathway which runs alongside nos 186a and 186b - whose doorway opens directly onto the pathway. It would therefore have serious highway safety implications for those residents.

Members drew the attention of the Planning Officer to the comments of the Planning Inspector in his latest Mains Modifications comments (October 2022) in respect of the Local Plan Submission, regarding the vehicular access to the site.

The Committee also expressed concern at the loss of employment this proposal would create.

This proposed property on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2282/22

Officer: Alastair Prince

Location: 77 York Hill, Loughton, IG10 1HZ

Proposal: Double Storey Side extension, with a partial single and double storey rear extension of a semi detached property.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the amount of glazing to the rear was excessive which would be detrimental to this part of the York Hill Conservation Area and would also lead to light pollution. Members requested that the fenestration be more in keeping with the style of the dwelling.

The Committee also drew the attention of the Planning Officer to the holding objection of the Tree & Landscaping Officer regarding the TPO trees on this site.

Application No: EPF/2292/22

Officer: Loredana Ciavucco

Location: 68 Brooklyn Avenue, Loughton, IG10 1BN

Proposal: Proposed single storey rear extension with flat roof.

The Committee had NO OBJECTION to this application.

Application No: EPF/2333/22

Officer: Caroline Brown

Location: 31 Carroll Hill, Loughton, IG10 1NL

Proposal: Addition of 4 new rooflights to provide light and ventilation to 1 Spare Room, 1 Media Room and new stair serving new Loft Floor.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application for the four new roof lights stating they were not in proportion and would be out of keeping with the street scene.

Members considered the drawings provided were unclear. No existing elevations had been provided therefore it was not possible to compare or consider the proposal fully regarding the rest of the application. The drawings did not match those conditioned in the original approval notice.

Application No: EPF/2335/22

Officer: Marie-Claire Tovey

Location: 19 High Road, Loughton, IG10 4JJ

Proposal: Single storey rear extension to provide conservatory style reception room.

The Committee had NO OBJECTION to this application.

Application No: EPF/2336/22

Officer: Loredana Ciavucco

Location: 43 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed single storey rear extension and conversion of existing garage.

The Committee had NO OBJECTION to this application. However, members requested that should the Planning Officer be minded to approve this application, a condition be imposed that the garage conversion remains ancillary to the main dwelling.

Application No: EPF/2346/22

Officer: Loredana Ciavucco

Location: 2 Ashfields, Loughton, IG10 1SB

Proposal: Construction of a single storey 3 metre rear extension and a side extension to the first floor.

Construction of new porch and alterations to the front drive.

Garage conversion.

The Committee OBJECTED to this application on the grounds that it would create a complete loss of symmetry, resulting in a terracing effect and setting a precedent.

The proposal is building on the boundary which would have a negative impact on the street scene and the neighbours. The application site is next to the forest and therefore the open aspect should be maintained.

Application No: EPF/2375/22

Officer: Marie-Claire Tovey

Location: Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN

Proposal: In order to install Lossnay ventilation units into two areas of the printing works, we have to undertake the following:-

- Removal of glazing in 4 No. existing windows on the front elevation and replace with an air distribution louvre.
- Removal of glazing in 1 No. existing windows (top and bottom panes) on the side elevation rear facing window and replace with an air distribution louvre.

The Committee had NO OBJECTION to this application, but requested, as this is an iconic period building, that a condition be imposed for the proposal to tie in the colour to remain in keeping with the existing.

Application No: EPF/2421/22

Officer: Robin Hellier

Location: 9 Roding Gardens, Loughton, IG10 3NH

Proposal: TPO/EPF/30/89 (Ref: T28)

T1: Birch - 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 objected to this application.

However, members would be willing to waive the objection on the advice of the Tree Officer and on condition of a suitable native replacement.

Application No: EPF/2453/22
Officer: Robin Hellier
Location: 47 Hillcrest Road, Loughton, IG10 4QH
Proposal: TPO/EPF/10/21
T1: Oak - Fell, as specified.

The Committee had a strong OBJECTION to this application. Members believed this tree should be appropriately maintained and retained.

301.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/1794/22
Officer: Caroline Brown
Location: 9-11 High Beech Road, Loughton, IG10 4BN
Proposal: Certificate of Lawful Development for completion of works granted under EPF/2449/20 (Change of use of ground floor and first floor offices to create eight residential units).

Application No: EPF/2334/22
Officer: Alastair Prince
Location: 5 Wellfields, Loughton, IG10 1PB
Proposal: Application for a Lawful Development certificate for a proposed construction of a replacement outbuilding.

Application No: EPF/2425/22
Officer: Rhian Thorley
Location: 53 Algiers Road, Loughton, IG10 4NF
Proposal: Application for a Lawful Development certificate for a proposed 2 storey rear extension (3metres from the existing wall) & a dormer to create improved habitable rooms in the loft space.

301.3 Others – provided for information only: EPF/2379/22, EPF/2427/22 and EPF/2441/22

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

PL302 Decisions

302.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL303 Licensing Applications

No licensing applications had come to the attention of officers.

PL304 Enforcement and Compliance

304.1 Enforcement Prosecution – Willingale Road, Loughton - Prevention of Damage by Pests Act 1949 and Section 215 of the Town & Country Planning Act 1990.

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

Signed:

Date: 21 November 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 21 November 2022 at 7.30pm at Loughton Library & Town Hall

Committee Members:

Councillors: W Kauffman (in the Chair)

P Abraham

S Murphy

K Rainbow

J Riley

G Wiskin

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

3 Members of the public.

Cllr Kauffman welcomed those present and advised that he would be Chairing this evening's meeting.

PL305 Apologies for Absence

The Planning Committee Clerk reported that Cllr Davies had sent her apologies for absence for this meeting.

PL306 Declarations of Interest

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

- I. EPF/0974/22 – 127 High Road; EPF/1546/22 – 47 Harwater Drive; EPF/2398/22 – 26 Ladyfields; EPF/2475/22 – 40 Church Lane; and EPF/2487/22 – 87 Grosvenor Drive, owing to comments received from the LRA Plans Group; and
- II. EPF/2480/22 – 112 Borders Lane, as the application site is next to The Murray Hall, which is owned by Loughton Town Council.

Cllr Kauffman declared a non-pecuniary interest in planning application EPF/2475/22 – 40 Church Lane, as his parents are neighbours of this property. He advised he would therefore leave the meeting when the Committee considered this application.

The Committee elected Cllr Murphy to take the Chair when this planning application was considered.

PL307 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 7 November 2022 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward planning application EPF/2475/22 – 40 Church Lane, as members of the public present at the meeting had an interest in this item.

Cllr Kauffman left the meeting for the following item.

PL308 Planning Application

308.1 Application No: EPF/2475/22

Officer: Muhammad Rahman

Location: 40 Church Lane, Loughton, IG10 1PD

Proposal: Demolition of existing Bungalow and the erection of 2 No Detached Dwelling Houses.

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 stating it would be a serious overdevelopment of the site and out of character, resulting in a negative impact on the street scene.

Members noted that no Arboricultural Impact Statement had been provided and expressed concern for the loss of the attractive trees and greenery to the frontage of this property. The Committee drew the attention of the Planning Officer to the Tree & Landscaping Officer's holding objection in respect of this application.

This part of Church Lane is characterised by large houses that are well set back with substantial gardens to the rear. The existing bungalow does not have such a large rear garden. Members understand that much of the original garden now formed part of No 2 Hill Top Place; thus reducing the development options for the bungalow. Squeezing in two houses would be out of character with the area.

The proposed two dwellings are pushed forward of the building line, which would be unacceptable and impact heavily on the setting of No 42 Church Lane.

The loss of this bungalow would reduce housing choice, particularly for people with disabilities, which is contrary to the council's policy on mixed and balanced communities.

The proposed houses were poorly designed, lacking character, and were much inferior to the adjacent residences. They would be out of keeping and detrimental to the special character and architectural interest of Church Lane. The proposed three storey houses would result in direct overlooking into the garden and rear windows to No 2 Hill Top Place, which sits to the rear, much closer than any of the other dwellings to this part of the rear of Church Lane. Their privacy and setting are protected by reason of the existing building being a bungalow. The proposal would be overpowering to the occupiers of No 2 Hill Top Place.

The proposed extra property on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Finally, the Committee supported the comments of the LRA Plans Group regarding the "principle of demolishing the dwelling and embedded carbon", and the effects on climate change that result.

Cllr Kauffman returned to the room and resumed the Chair for the remainder of the meeting.

PL309 Matters for Report

309.1 Planning Re-consultation

309.1.1 EPF/2278/22 – 8 Alderton Hall Lane, Loughton, IG10 3HJ. Proposal: Construction of new boundary fencing *AMENDED PLANS* – Min no PL292.1

The Committee considered the amended plans that had been provided, but upheld its original OBJECTION, which was:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it completely changes the street scene and character of the road.

Whilst this proposal was an improvement on the previous refusal, this property (on the corner of Alderton Rise) and the houses across Alderton Rise on Alderton Hall Lane up to the junction with Alderton Hill all have open frontages (or did until this fence was erected).

They form an attractive open area with Alderton Rise, where the front gardens are also all open. The boundary fencing, by reason of its height and prominence was out of character and detrimental to the openness of the area. Whilst acknowledging the property adjacent on Greenfields has boundary treatment to edge of pavement, this was part of that street, and the fencing on 8 Alderton Hall Lane amounted to a creeping erosion which was not justified in townscape terms.”

309.2 Enforcement Notice Appeal

309.2.1 179-181 High Road, Loughton, IG10 4LF. Proposal: Without planning permission the installation of an extraction system onto rear elevations of the property (Appeal Ref: APP/J1535/C/22/3308500) – Min No PL292.1

The Committee reiterated its original OBJECTION to this proposal – Min no. PL292.1, which was:

“The Committee NOTED the contents of a letter of objection.

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application stating the plant was enormous and unsightly, and had resulted in a negative impact on the street scene and neighbours’ amenity.

Members considered the extraction system should be located on the middle of the roof, hidden from view, as it was previously. Cafe Rouge was able to operate without such large plant and the Committee could see no reason for plant this large. Concern was expressed that this was to facilitate the unauthorised extensions which have been added to the rear of the restaurant without planning permission, and which are the subject of Enforcement Notice ENF/00003/22. Members expressed support for the removal of the unauthorized rear structure.

The Committee requested planning officers investigate what is authorised on the site and check the drawings do not include alterations that do not have consent. Members urged the council to take enforcement action if there was any evidence the plant was disturbing neighbours, and issue a stop notice should that be the case.”

PL310 Tree Preservation Order TPO/EPF/07/22: 240 Chester Road, Loughton, Essex, IG10 2LR

The Committee NOTED the information received from Epping Forest District Council in respect of this matter.

PL311 Planning Applications

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

311.1 Application No: EPF/0974/22

Officer: Marie-Claire Tovey

Location: 127 High Road, Loughton, IG10 4LT

Proposal: Change of use of rear section of ground floor retail unit and upper floors offices to five residential dwellings, construction of two and a half storey rear extension, alterations to roof and associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that this proposal was a serious overdevelopment of the site with inadequate plans.

The layout and spacing of the residential accommodation were very poor. Bedroom 2 on the ground floor was considered substandard, the daylight levels to the kitchen of the ground and second floor flats was unacceptable. The bedroom to the front Second Floor unit had no natural daylight.

As the refuse bins were facing the High Road, there should be an enclosure for the bins and recycling materials.

The application site was next to a bus stop and nursery school, and was in a very busy location, with parents dropping off and collecting children. The additional vehicles that this proposal would attract would lead to highway safety issues. Members noted that no parking provision had been provided for residents, visitors, or deliveries.

The loss of retail floorspace would impact on viability of the retail unit. Members objected to the loss of the employment space.

The proposed extra dwellings on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The Committee also understands that this property was previously used as a petrol filling station, so the land was likely to be contaminated. A ground condition report should be requested to ensure it was fit for residential use.

Application No: EPF/1546/22

Officer: Alastair Prince

Location: 47 Harwater Drive, Loughton, IG10 1LP

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

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the proposed extension would close the gap on No 45, resulting in a detrimental impact on the street scene creating a terracing effect. The character of semi-detached houses with a reasonable gap between the dwellings should be preserved. The proposed front fenestration was out of keeping.

The thin long ground floor rear extension was too long (5.1m), eating into the garden and should be reduced.

Members noted the plans mentioned the approval for a loft extension, however, the stairs to the loft were not shown. The drawings should show everything.

Application No: EPF/2398/22

Officer: Muhammad Rahman

Location: 26 Ladyfields, Loughton, IG10 3RP

Proposal: Erection of new one bedroom, two person, two storey dwelling attached to the existing house.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an attractively laid area around the road junction, which would be seriously visually disrupted.

The bulge in the side of the proposed dwelling was out of character with the area and imbalanced the terrace. Due to the odd shape of the building and roof the rainwater flowing down, the roof would require ugly sloping gutters or guides to stop the water cascading over the boundary.

The garden to the new dwelling was too small.

The proposed extra property on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2450/22

Officer: Loredana Ciavucco

Location: 89 Whitehills Road, Loughton, IG10 1TU

Proposal: Hardstanding & Vehicle Crossover

The Committee OBJECTED to this application on the grounds that the houses in this part of Loughton were all characterised by attractive front gardens. The proposed removal of the garden would have a negative impact

on the street scene. Members considered the existing single crossover to be sufficient for this property and that the existing wall should be retained.

The Committee also noted that the proposed material for the hardstanding was tarmac, a non-permeable surface which would increase water run-off. It should be a permeable surface.

Application No: EPF/2480/22

Officer: Caroline Brown

Location: 112 Borders Lane, Loughton, IG10 3SB

Proposal: Erection of single storey rear extension, two storey side extension and loft conversion with rear dormer window.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application a condition be imposed that the house is adequately sound proofed to maintain the amenity of the residents from the neighbouring Murray Hall next door, which is used for day and evening functions throughout the week.

Application No: EPF/2487/22

Officer: Rhian Thorley

Location: 87 Grosvenor Drive, Loughton IG10 2LA

Proposal: Proposed first floor extension above existing rear ground floor extension & loft conversion, including x2 no. roof light windows in existing front pitched roof.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extensions by reason of their height and bulk represented an over development of the site. From the front it would appear out of character as all the pairs of semis on this side of the road had the same balanced shape. From the gardens of numbers 85 and 89 it would loom very large.

The existing dwelling was attractively designed. This overbearing proposal was totally out of character with the area and would result in an unacceptable increased sense of enclosure to the adjoining neighbours.

Application No: EPF/2489/22

Officer: Robin Hellier

Location: 8 Grange Court, Loughton, IG10 4QX

Proposal: TPO/EPF/40/88 (Ref: A1)

T1: Sycamore - Crown reduce by 3m, 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/2516/22

Officer: Robin Hellier

Location: 1 Woodbury Hill, Loughton, IG10 1JB

Proposal: TPO/CHI/02/68/A1

Tree A & Tree B: 2 x Oaks - Crown reduce, as specified.

Tree C: Pine - Crown reduce, 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.

Members expressed concern for the negative effect of this proposal on the Conservation Area characterised by these mature elegant trees.

311.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2393/22

Officer: Alastair Prince

Location: 59 Felstead Road, Loughton, IG10 3BB

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

Application No: EPF/2444/22

Officer: Marie-Claire Tovey

Location: 4 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Certificate of lawful development for a proposed hip to gable loft extension and rear dormer window in connection with a loft conversion.

311.3 Others – provided for information only: EPF/2506/22, EPF/2521/22 and EPF/2555/22

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

PL312 Decisions

312.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for October 2022.

PL313 Licensing Applications

No licensing applications had come to the attention of officers.

PL314 Enforcement and Compliance

314.1 No reports had been received.

Signed:

Date: 5 December 2022

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 5 December 2022 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley G Wiskin
M Stubbings (as substitute for Cllr Murphy)

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer)

PL315 Apologies for Absence

The Planning Committee Clerk reported that Cllr Murphy had sent apologies for absence, Cllr Stubbings had been nominated as her substitute for this meeting.

PL316 Declarations of Interest

The Committee declared a non-pecuniary interest in the following planning applications: EPF/2080/22 – 28 Torrington Gardens; and EPF/2564/22 – 7 Lower Road, owing to comments received from the LRA Plans Group.

PL317 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 21 November 2022, amended from those circulated at min no PL307, to read:

“The Minutes of the meeting of the Planning and Licensing Committee held on 7 November 2022”

were CONFIRMED as a correct record and signed by the Chairman.

PL318 Matters for Report

318.1 Emerging Epping Forest District Local Plan – Further Main Modifications

The Committee APPROVED the draft response, prepared on behalf of Loughton Town Council.

Members thanked Cllr Chris Pond for his most valuable input to this response.

It was AGREED to submit the following comments to Epping Forest District Council on the further main modifications to the Planning Inspector:

Response in relation to MM 46

5. Do you consider this **further Main Modification and/or supporting document:**
(Please refer to the Guidance notes for an explanation of terms)

- | | | |
|-------------------------|-----|----|
| a) Is Legally compliant | Yes | No |
| b) Sound | Yes | No |

If no, then which of the soundness test(s) does it fail

~~Positively prepared~~

Effective

~~Justified~~

~~Consistent with national policy~~

6. Please give details of why you consider the **further Main Modification and/or supporting document** is not legally compliant or is unsound. Please be as precise and concise as possible. If your response exceeds 300 words please also provide an executive summary of no more than 300 words. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.

New Paragraphs following split Paragraph 4.20: (pages 73/74)

The new section on Air Pollution makes reference to, and entirely relies upon, a non-existent document – “the Council’s adopted Air Pollution Mitigation Strategy for the Epping Forest”. Until such a document is produced and brought into effect, the new Part is ineffective and unlawful.

The Council has not yet produced an Air Pollution Mitigation Strategy for the Epping Forest SAC, only an “Interim Air Pollution Mitigation Strategy (IAPMS)”, which does not contain any measures currently capable of being applied, and gives absolutely no indication of when such measures might be effected. It has no suitable targets against which progress could be assessed, nor a “Monitoring Framework”.

This therefore is misleading. There is no published timetable for the development of an APMS. Some of the proposal in the IAPMS (such as a Clean Air Zone) cannot be introduced by the Council without the agreement of other bodies (which may not be forthcoming), and their introduction will involve public consultation which, unless it is a sham, also must allow for the possibility of particular measures being amended or not introduced.

In the period before an APMS is developed and becomes effective, the Council has a duty to avoid approving any development which will harm Epping Forest SAC. To be lawful, the new Local Plan needs to be specific on this matter. At present, when considering a new development, the Council cannot reasonably be satisfied that its mitigation measures will be brought into full force before damage to the Forest is caused by the commencement of work and subsequent occupation. Nor, in the absence of detailed, costed proposals, can it be satisfied that any sums paid by developers towards mitigation will be adequate for that purpose.

7. Please set out what change(s) you consider necessary to make the **further Main Modification and/or supporting document** legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/Consistent with national policy) where this relates to soundness. You will need to say why this change will make the Submission Version of the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise and concise as possible. If your response exceeds 300 words please also provide an executive summary of no more than 300 words.

Amendments (in blue)

“x.xx Air Pollution Mitigation Strategy (APMS) for the Epping Forest – The **Council will develop an APMS which will** include specific measures and how they would be

delivered to ensure that there would be no adverse effect on the integrity of the Epping Forest SAC in relation to atmospheric pollution. This reflects the findings of the HRA 2022 that new development within the District has the potential to increase pollutants of concern within the Epping Forest SAC, primarily arising from emissions of nitrogen dioxide and ammonia from additional vehicles using roads in close proximity to it. The APMS ~~will take~~ **has taken** account of the need for development proposals to be assessed both alone and in combination with other plans and projects and therefore provides ~~a~~ strategic approach to the identification and delivery of mitigation and monitoring measures. These measures **may** range from those which will help to limit the increase in the level of traffic using roads through the Epping Forest SAC and significantly increase the uptake of electric vehicles, through to the implementation of a ‘Clean Air Zone’ should the future monitoring demonstrate that it is required [INSERT FOOTNOTE 1 AS BELOW]. The APMS ~~will~~ also includes ~~targets~~ against which progress will be assessed together with a Monitoring Framework, which includes for future on-site monitoring. This Monitoring Framework is necessary to ensure that progress towards the achievement of these targets is assessed and informs any necessary changes that may need to be made to the targets and measures and identified in the APMS. **Until the APMS is developed and brought into full effect, the Council will not permit any development within 1km of Epping Forest unless it can be demonstrated that the development will not of itself OR JOINTLY create any adverse effect to the integrity of the Forest”**

Justification

At present the Council has not produced an APMS, only an IAPMS, which contains no provisions which have current effect, no targets and no Monitoring Framework. There is no published timetable for an APMS to be brought into effect (and indeed no external signs of any activity in this regard on the part of the Council). The Plan should therefore acknowledge that the APMS will **not** be in force when the Plan is approved, and make the necessary provision for the protection of Epping Forest in the meantime.

Response in relation to MM 79

5. Do you consider this **further Main Modification and/or supporting document**:

(Please refer to the Guidance notes for an explanation of terms)

- | | | |
|-------------------------|-----|----|
| a) Is Legally compliant | Yes | No |
| b) Sound | Yes | No |

If no, then which of the soundness test(s) does it fail

~~Positively prepared~~

~~Effective~~

~~Justified~~

Consistent with national policy

6. Please give details of why you consider the **further Main Modification and/or supporting document** is not legally compliant or is unsound. Please be as precise and concise as possible. If your response exceeds 300 words please also provide an executive summary of no more than 300 words. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.

Policy P2 (page 117) “Amend Part I as follows: “

The new section on Air Pollution refers to, and relies upon, a document which does not exist – “the Council’s adopted Air Pollution Mitigation Strategy for the Epping Forest”. Until such a document is produced and brought into effect, the new Part is ineffective and unlawful.

The Council has not yet produced an Air Pollution Mitigation Strategy for the Epping Forest (APMS) for Epping Forest, only an “Interim IAPMS”, which does not contain any measures currently capable of being applied, and gives no indication of how and when such measures might be effected. Nor does it have suitable targets against which progress will be assessed, or a “Monitoring Framework”.

The new Part therefore is highly misleading. There is no published timetable for the development of an APMS. Some of the proposal in the IAPMS (such as a Clean Air Zone) cannot be introduced by the Council without the agreement of other bodies (which may not be forthcoming), and their introduction will involve public consultation which, unless such consultation is predetermined also must allow for particular measures not being introduced or being drastically modified.

In the period before an APMS is developed and becomes effective, the Council has a duty to avoid approving any development which will harm Epping Forest SAC. The Local Plan needs to be specific on this matter. At present, when considering a new development, the Council cannot reasonably be satisfied that its mitigation measures will be brought into full force before damage to the Forest SAC is caused by the commencement of work and subsequent occupation. Nor, in the absence of detailed, costed proposals, can it be satisfied that any sums paid by developers towards mitigation will be adequate for that purpose.

7. Please set out what change(s) you consider necessary to make the **further Main Modification and/or supporting document** legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/Consistent with national policy) where this relates to soundness. You will need to say why this change will make the Submission Version of the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise and concise as possible. If your response exceeds 300 words please also provide an executive summary of no more than 300 words.

**Amendment
Air Pollution**

“1. The development of the allocated sites within Loughton near the SAC may produce air pollution that could impact upon air quality in the District, including the Epping Forest SAC. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council’s adopted Air Pollution Mitigation Strategy for the Epping Forest (**APMS**), **once such a strategy has been brought into full effect**. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments. **Until the APMS has been brought into full effect, the Council will not permit any development within 1km of Epping Forest unless it can be firmly demonstrated that the development will not of itself create any adverse effect to the integrity of the Forest.**”

Justification

At present the Council has not produced an APMS, only an Interim APMS, which contains no provisions which have current effect, no targets and no Monitoring

Framework. There is no published timetable for an APMS to be brought into effect (and indeed no external signs of any activity in this regard on the part of the Council). The Plan should therefore acknowledge that the APMS will not be in force when the Plan is approved, and make the necessary provision for the protection of Epping Forest in the meantime. We have suggested one way in which suitable protection might be achieved, and would be happy to consider other suitable solutions.

318.2 Notice of Appeal

318.2.1 EPF/2928/20 – 2 The Uplands Loughton IG10 1NH. Proposal: Demolition of existing garage structure. Erection of two semi-detached 2 bedroom (3 person) dwellings to rear of retained host dwelling. (Appeal Ref: APP/J1535/C/22/3304910) – Min No PL139.2.1

The Committee reiterated its original OBJECTION to this proposal, Min no. PL139.1, which was:

“The Committee NOTED the contents of 16 letters of objection.

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

The Committee strongly OBJECTED to this application, reiterating its previous comments, which were:

“The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, garden grabbing. It would be out of keeping with the street scene of mainly detached houses on large plots.

The development of a large part of the garden would affect the amenity of the host property with an outlook onto a 2-storey blank wall. It would also reduce the size of the amenity space of the host property that would be out of proportion to the size of the house.

The proposal would have a detrimental effect on the amenity of residents in neighbouring properties, particularly at 4 The Uplands and those in Uplands Court. It would also exacerbate the existing parking problems experienced by residents in this part of The Uplands, with the proposal resulting in the loss of existing on street parking.

All the mature trees and planting that existed at this property have been removed by the new owner. This has negatively impacted the visual amenity of neighbouring properties and ruined the street scene. Furthermore, it has resulted in multiple habitats for insects, birds and wildlife being destroyed. Set so close to the forest, this green corner used to shelter wildlife. Now it is all barren.”

Members added that they were appalled by the destruction of the whole garden at this property in order to facilitate this proposal. Further, they expressed strong concerns that the proposal would cause/exacerbate flooding. This follows recent occasions of

flooding in this location and commencing at the rear of the host dwelling.

*Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.*

Members drew the Planning Officer's attention to the submitted comments of the Conservators of Epping Forest which are highly critical regarding the effect this proposal would have on the SAC."

The Committee further commented that the description of this proposal stated, "Erection of two semi-detached 2 bedroom (3 person) dwellings". Members questioned how the developer could stipulate or enforce how many people would reside in the accommodation, which could quite easily be inhabited by more than 3 persons.

Finally, the Committee requested that the Local Planning Enforcement Team require the owner to restore the garden of 2 The Uplands to its original state and replant with the mature trees that had been removed.

PL319 Loughton Building Design Award 2023

The Committee NOTED that nominations were now invited for this competition. The Planning Committee Clerk confirmed that she would forward nomination forms to members who had possible proposals for this award.

PL320 Estimates and Budgets 2023/24

The Estimates for 2023/24 as presented in the Agenda were AGREED.

PL321 Planning Applications

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

321.1 Application No: EPF/1646/22

Officer: Rhian Thorley

Location: 47 Whitehills Road, Loughton, IG10 1TS

Proposal: Proposed first floor side extension above existing ground floor side extension.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve this application that the following conditions be imposed:

- 1) a pre-commencement condition to ensure that officers are satisfied that materials and colours matched existing;
- 2) any further permitted development rights should be removed, as members believed this site had reached full capacity;
- 3) that the property remains a single dwelling, and not be used as a Home of Multiple Occupancy.

Application No: EPF/2080/22

Officer: Kie Farrell

Location: 28 Torrington Gardens, Loughton, IG10 3TB

Proposal: Ancillary residential single storey annexe for mobility dependant relative.

The Committee NOTED the contents of a letter in respect of this application.

The Committee OBJECTED to this application on the grounds that it was garden grabbing and would set a precedent.

Members considered the design was unsuitable to accommodate a person with mobility issues, and was clearly an independent dwelling with full foundations, rather than a temporary accommodation as indicated by the applicant.

Application No: EPF/2514/22

Officer: Mohinder Bagry

Location: 7 Chequers Road, Loughton, IG10 3QA

Proposal: Removal of front porch and the construction of a new porch and front single storey bay. Removal of a window and door to the rear single storey element and the installation of a wide patio door. Conversion of the loft into habitable space, with a new side gable and rear dormer. introduction of rooflights to the front elevation and a new side window. External works include the introduction of off street parking to form parking for two cars and a new dropped kerb and crossover to the public highway.

The Committee had NO OBJECTION to the proposed modifications to the dwelling in this application, but requested a condition that the roof tiles match existing and soft landscaping be imposed to compensate for the loss of the hedge.

Members did however OBJECT to the proposal for the dropped kerb and crossover, stating it would be out of keeping with the area resulting in a negative impact on the street scene, and set a precedent.

Application No: EPF/2525/22

Officer: Loredana Ciavucco

Location: 24 Bushfields, Loughton, IG10 3JS

Proposal: Erection of single storey wrap-around part front, part side extension.

The Committee had NO OBJECTION to this application, but requested a condition that materials match existing.

Application No: EPF/2564/22

Officer: Muhammad Rahman

Location: 7 Lower Road, Loughton, IG10 2RS

Proposal: Change of use of part of the laundry to A5 Take Away.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would have a detrimental effect on the amenity of the neighbours caused by noise and smell pollution; and a negative impact on the visual amenity as a result of the proposed flues.

Members also considered this an inappropriate location for a take-away food outlet on the basis of the existing parking issues in this area and expressed concern for the air pollution that food delivery vehicles would create for neighbouring residents.

Application No: EPF/2583/22

Officer: Rhian Thorley

Location: 43A Upper Park, Loughton, IG10 4EQ

Proposal: First floor extension replacing dormer roof rooms plus a two storey front extension.

The Committee OBJECTED to this application stating the loss of character caused by this proposal would be out of keeping and unsympathetic to the street scene.

The Committee further reiterated its previous comments, Min no PL103.1, which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would have a detrimental effect on the street scene. The proposal, by reason of the materials, the large fenestration to the front, the sheer walls and rendering would be out of character with this part of the street and townscape, setting an unwelcome precedent.

The sheer flank wall would also affect the amenity of the neighbours at no. 43 Upper Park Road.

Members expressed concern for light pollution, caused by the excessive use of glazing in the front and rear elevations of this proposal, and the detrimental effect that would have on insects, birds and wildlife.”

Application No: EPF/2586/22

Officer: Robin Hellier

Location: 3 Nafferton Rise, Loughton, IG10 1UB

Proposal: TPO/EPF/16/87 (Ref: A1)

T1: Sycamore - Crown reduce by up to 2m, as specified.

T2: Oak - Reduce lower lateral limbs by up to 2m, as specified.

T3: Ash - Reduce overhanging lower lateral limbs by up to 2m, 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/2611/22

Officer: Kie Farrell

Location: Davis Court, 35 Burton Road, Loughton, IG10 3FR

Proposal: Erection of Galvanized Metal Shed to Rear Amenity Area.

The Committee had NO OBJECTION to this application, but requested a condition for sympathetic planting of native species to soften the impact on the street scene.

Application No: EPF/2612/22

Officer: Kie Farrell

Location: 37 Churchill Court, Burton Road, Loughton, IG10 3FR

Proposal: Erection of Galvanized Metal Shed to Amenity Area to Rear of Churchill Court.

The Committee had NO OBJECTION to this application, but requested a condition for sympathetic planting of native species to soften the impact on the street scene.

321.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2563/22

Officer: Mohinder Bagry

Location: 7 Barfields Path, Loughton, IG10 3JJ

Proposal: Application for a Lawful Development certificate for a proposed single storey rear extension.

Application No: EPF/2565/22

Officer: Rhian Thorley

Location: 38 Stanmore Way, Loughton, IG10 2SA

Proposal: Application for a Lawful Development certificate for a proposed erection of a single storey building to be used ancillary to the house (storage).

Application No: EPF/2593/22

Officer: Mohinder Bagry

Location: 15 Mowbrey Gardens, Loughton, IG10 2EU

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with a rear facing dormer & a front roof window.

321.3 Others – provided for information only: EPF/2569/22, EPF/2607/22, EPF/2620/22, EPF/2648/22 and EPF/2679/22

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

PL322 Decisions

322.1 Decisions by Epping Forest District Council

No decisions had been received from Epping Forest District Council.

PL323 Licensing Applications

No licensing applications had come to the attention of officers.

PL324 Enforcement and Compliance

324.1 No reports had been received.

Signed:

Date: 19 December 2022

LOUGHTON TOWN COUNCIL
PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 19 December 2022 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Officers: Debra Paris (Planning Committee Clerk)

PL325 Apologies for Absence

No apologies for absence had been received for this meeting.

PL326 Declarations of Interest

The Committee declared a non-pecuniary interest in planning application: EPF/2745/22 – Woodland Grove Care Home, Rectory Lane, owing to comments received from the LRA Plans Group.

Cllr Kauffman declared a non-pecuniary interest in planning application: EPF/1158/22 – 50 Church Lane, as his parents live in this road.

PL327 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 5 December 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL328 Matters for Report

328.1 Notice of Appeal

**328.1.1 EPF/3230/21– 32 Alderton Hill, Loughton IG10 3JB.
Proposal: Proposed demolition of existing house, outbuilding and garage. Erection of two/single storey detached house with rooms in the roof. (Appeal Ref: APP/J1535/W/22/3305980) – Min No PL150.1**

The Committee reiterated its original OBJECTION to this proposal, Min no. PL150.1, which was:

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The existing dwelling was of merit; being one of the last remaining Arts and Crafts homes on Alderton Hill that remained largely intact and had not been altered much over the years. The replacement of one of the last remaining houses of this type in the area for a large mock Georgian replacement building harms the character and history of the area.

The proposed site layout would also remove the attractive green frontage, which was a diminishing feature of Alderton Hill.

Members believed very strongly that this building should be listed and urged the council to:

- i. Make representations to Historic England for its listing.*
- ii. Carry out an audit of the last few buildings of merit in the area, with a view to listing or the creation of conservation areas, to protect the character of locales such as this which were being eroded by piecemeal developments of this kind.*

The Committee requested that should the Inspector be minded to dismiss the appeal, that a condition be imposed for the property to be reinstated to its previous condition, if any of its original features had been removed.

328.2 Planning Re-Consultation

328.2.1 EPF/1158/22 – 50 Church Lane Loughton Essex IG10 1PD. Proposal: Proposed Detached Garage *AMENDED DESCRIPTION & PLANS* - Min no PL253.1

The Committee considered this revised application, if anything, was even more prominent and a less favourable proposal to the original application. The Committee upheld its OBJECTION, reiterating its previous comments which were:

“The Committee OBJECTED to this application on the grounds that building beyond the building line of the main dwelling was unacceptable, particularly as the site was in such a prominent location. The garage would impact on the setting of the dwelling and erode the front garden.”

328.3 Application for a Street Trading Consent: El Cafecito Ltd, Loughton Club, 8 Station Road, Loughton, Essex, IG10 4NX – Deferred Hearing

The Planning Committee Clerk informed members that the above hearing on 6 December 2022, had been deferred by Epping Forest District Council (EFDC) Licensing Committee, following the failure of the applicant to attend and make representations.

A member of Loughton Town Council Planning and Licensing Committee, following its previous objection (min no PL284.1), was invited to attend the rescheduled hearing at EFDC, to consider this application, on a date to be confirmed, but likely to be Tuesday, 17 January 2023.

The Chairman confirmed she would check her availability and attend if able to do so.

328.4 Applications for works to Trees: EPF/2356/22 – Pine Trees, Nursery Road and EPF/2421/22 – 9 Roding Gardens, Loughton

The Planning Committee Clerk advised that the Tree & Landscaping Officer, Robin Hellier at EFDC had provided further information in respect of the above two tree applications, and requested that the Committee reconsider its previous objections to these proposals.

328.4.1 EPF/2356/22 – Pine Trees, Nursery Road – Min no PL292.1
The Committee AGREED to waive its OBJECTION, if a condition was imposed for a semi-mature replacement pine tree at this site.

328.4.2 EPF/2421/22 – 9 Roding Gardens, Loughton – Min no PL301.1
The Committee AGREED to the following proposal outlined by Robin Hellier, in respect of this application:
“The Birch at Roding Gardens has, during the time of the application, collapsed in large part. I will be conditioning a suitable replacement to maintain the tree cover along the boundary of the development.”

PL329 Planning Applications

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

329.1 Application No: EPF/1061/22
Officer: Mohinder Bagry
Location: 76 The Lindens, Loughton, IG10 3HT
Proposal: Porch and first floor room extension.

The Committee OBJECTED to the first floor extension of this application on the grounds that it was out of keeping by reason of the proposed incongruous shape compared with the existing. The proposal would create a loss of character and result in a negative impact on the street scene.

Members however, had NO OBJECTION to the proposed porch.

The Committee requested that should the local planning authority be minded to approve this application that the following condition be imposed, that the first floor room extension remain as a prayer room, and not be used as a further bedroom, thus increasing the capacity of the dwelling.

Application No: EPF/2638/22
Officer: Kie Farrell
Location: 8 Firs Drive, Loughton, IG10 2SL
Proposal: Proposed two storey rear extension & dormer window, alteration to front dormer window & addition of a gable end roof over garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/2650/22
Officer: Kie Farrell
Location: 77 Grosvenor Drive, Loughton, IG10 2LA
Proposal: Part 1 Single storey side extension

The Committee OBJECTED to this application on the grounds that it would be out of keeping. The proposal would spoil the street scene and knock out the symmetry of the block, creating a terracing effect.

Members requested that should the local planning authority be minded to approve this application that a condition be imposed that the extension remains ancillary to the main dwelling.

Application No: EPF/2651/22
Officer: Muhammad Rahman
Location: 9 Sutton Close, Loughton, IG10 3DP

Proposal: Additional air source heat pump.

The Committee had NO OBJECTION to this application.

Application No: EPF/2683/22

Officer: Robin Hellier

Location: Land adjacent to 55 Hereward Green Loughton IG10 2HF

Proposal: TPO/EPF/15/82

T1: Oak - Crown lift canopy to 5m, as specified. Crown thin by 25% and remove deadwood, 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 considered this tree to be a highly valued oak that adds so much to the landscape and wildlife in this area and believed the proposal to lift the canopy to 5m was excessive.

However, the Committee would agree to waive its objection if the crown lift was limited to no more than 3m, or if the Tree Officer was able to provide sufficient reason to support the proposal as specified by the applicant.

Application No: EPF/2684/22

Officer: Rhian Thorley

Location: 12 Church Hill, Loughton, IG10 1LA

Proposal: Application for consent to display proposed fascia/shop sign.

The Committee had NO OBJECTION to this application.

Application No: EPF/2732/22

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

Members considered this proposal to be an improvement on the previous application, EPF/2136/22 for this site.

The Committee had NO OBJECTION to this application.

However, should the local planning authority be minded to approve this application members requested a condition that permitted development rights be removed from this site, believing that the dwelling had reached its maximum size for the plot.

Application No: EPF/2745/22

Officer: Kie Farrell

Location: Woodland Grove Care Home, Rectory Lane, Loughton, IG10 3RU

Proposal: Application for Consent to Display a single sided, non-illuminated sign tray measuring 2000 x 1350 x 28mm deep.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that this site was an historical area of Loughton, with St Nicholas Church nearby, surrounded by mature native trees. The proposal, due to its size and

prominence, would have a detrimental impact on the visual amenity of the street scene.

329.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2663/22

Officer: Caroline Brown

Location: 112 Borders Lane, Loughton, IG10 3SB

Proposal: Certificate of Lawful development for a proposed single storey outbuilding.

Application No: EPF/2682/22

Officer: Mohinder Bagry

Location: 49 River Way, Loughton, IG10 3LJ

Proposal: Application for a Lawful Development certificate for a proposed hip to gable roof alteration & dormer addition.

Application No: EPF/2708/22

Officer: Alastair Prince

Location: 13 Roydon Close, Loughton, IG10 3DN

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormers & front roof windows.

Application No: EPF/2720/22

Officer: Rhian Thorley

Location: 101 Greensted Road, Loughton, IG10 3DJ

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with hip-to-gable extension, rear facing dormer, front roof windows & extended soil & vent pipe.

Application No: EPF/2729/22

Officer: Mohinder Bagry

Location: 3 Castell Road, Loughton, IG10 2LT

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer, front roof windows & extended soil & vent pipe.

Application No: EPF/2738/22

Officer: Rhian Thorley

Location: Staples Road Primary School, Staples Road, Loughton, IG10 1HR

Proposal: Application for a Lawful Development certificate for proposed replacement of x6 no. existing single glazed sash defective units with x6 no. aluminium double glazed sliding sash units with similar fenestration & matching colour.

****The Committee OBJECTED to this application for a Lawful Development Certificate on the following grounds:**

The application site is located in the Staples Road Conservation Area and should therefore require a full planning application.

This part of the school was built in 1891, the windows are exactly as designed by Cubitt, there is no indication of what (if anything) is wrong with them, why they cannot be repaired in situ; the heritage statement provided was a window manufacturer's catalogue.

The Staples Road Conservation Area is designated precisely because of its unchanged aspect; the rear elevation is highly visible from the rest of the CA and Woodland Road.

329.3 Others – provided for information only: EPF/2773/22

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

PL330 Decisions

330.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received from Epping Forest District Council for November 2022.

PL331 Licensing Applications

No licensing applications had come to the attention of officers.

PL332 Enforcement and Compliance

332.1 No reports had been received.

Signed:

Date: 9 January 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 9 January 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also Present: Cllr S Fontenelle

Officers: Debra Paris (Planning Committee Clerk)
Jon Glynn (Finance Officer – Acting Planning Committee Clerk)

PL333 Apologies for Absence

No apologies for absence had been received for this meeting.

PL334 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2440/22 – 2 Goldings Road, EPF/2756/22 – 199 Smarts Lane, EPF/2757/22 – 7 Forest Road, EPF/2758/22 – 201 Smarts Lane, EPF/2801/22 – 30 Roding Gardens, EPF/2833/22 – 12 Englands Lane, EPF/2849/22 – 27 Highland Avenue & EPF/2869/22 – Rear of 230-232 High Road, owing to comments received from the LRA Plans Group.

PL335 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 19 December 2022 were CONFIRMED as a correct record and signed by the Chairman.

PL336 Matters for Report

336.1 Notice of Appeal

**336.1.1 EPF/1238/22 – 31 Hillyfields, Loughton IG10 2PT.
Proposal: Proposed first floor rear & side extensions, loft conversion & internal alterations. (Appeal Ref: APP/J1535/D/22/3311838) – Min No PL253.1**

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

336.2 Planning Re-Consultation

**336.2.1 EPF/2231/21 – 11 Wallers Hoppet, Loughton, IG10 1SP.
Proposal: Single storey rear extension to existing kitchen/dining room with side extension to provide new enclosed lobby access. Existing garage conversion into family garden room with minor rear external opening modification – Min no PL292.1**

The Committee had NO OBJECTION to this application. However, members expressed regret at the loss of the garage, believing it would encourage more visible on-street parking in

this part of the Conservation Area, which was not currently the norm.

PL337 Planning Applications

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

337.1 Application No: EPF/2239/22

Officer: Mohinder Bagry

Location: 1 Connaught Hill, Loughton, IG10 4DU

Proposal: Removal of existing conservatory and terrace to rear. To be replaced with new orangery and terrace with gym and family room beneath.

The Committee OBJECTED to this application on the grounds that the proposal included three large expanses of glass. As the application site was quite close to the forest, this would have a detrimental impact on the habitats for native nocturnal animals caused by light pollution.

Members would be willing to waive their OBJECTION however, if the applicant used tinted glass to mitigate this issue.

Application No: EPF/2440/22

Officer: Mohinder Bagry

Location: 2 Goldings Road, Loughton, IG10 2QN

Proposal: Part single part double storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment. The height bulk and depth of the rear extension was detrimental to this part of Goldings Road.

The living space on the ground floor, along with the long bedroom on the first floor, lacked sufficient natural light.

Members also noted that the proposal included a common sewer to be built over and suggested this was the subject of an informative reminding the applicant to contact the water authority.

The Committee AGREED to deal with the following two applications together as the works on these proposals were to be undertaken in conjunction with each other.

Application No: EPF/2756/22

Officer: Muhammad Rahman

Location: 199 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of a two storey extension to the rear of the property.

It is proposed that these works are to be undertaken in conjunction with the construction of a two storey extension to the rear of the adjoining property (201 Smarts Lane) which will be subject to a separate application.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two-storey extension by reason of its bulk, height and depth represented an over development of the site. Extensions should be subservient to the main dwelling; if allowed it would double the volume of the main building and be out of character with the remainder of Smarts Lane.

Application No: EPF/2758/22

Officer: Muhammad Rahman

Location: 201 Smarts Lane, Loughton, IG10 4BW

Proposal: Construction of a two storey extension to the rear of the property.

It is proposed that these works are to be undertaken in conjunction with the construction of a two storey extension to the rear of the adjoining property (199 Smarts Lane) which will be subject to a separate application.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two-storey extension by reason of its bulk, height and depth represented an over development of the site. Extensions should be subservient to the main dwelling; if allowed it would double the volume of the main building and be out of character with the remainder of Smarts Lane.

Application No: EPF/2757/22

Officer: Ian Ansell

Location: 7 Forest Road, Loughton, IG10 1DR

Proposal: Proposed 2 stories of office accommodation over existing retail - full width of number 7 Forest Road.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments which were (Min no PL272.1):

“The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing would be out of keeping on this part of Forest Road to the visual detriment of Forest Road and this part of Loughton.

Had the principle of the extension been acceptable, members considered a condition would be required to prevent the office from being converted to residential at a later time.”

Members also supported the comments of the LRA Plans Group, which were:

“The additional stories will look odd against the other two shops – at present the block forms a reasonable ensemble. The applicant lists the other nearby building heights in a highly misleading way. The taller buildings on the High Road are set well back; there is open space to the left of the shops, and the houses opposite are two-storey and set back from the pavement by their front gardens. In contrast the shopfronts face straight onto the pavement and the extra storeys, even with the upper floor set back, will loom much larger to passers-by. Forest Road is a heavily used pedestrian route between the large residential area and the High Road & the station.

Overall, the additional stories will be incongruous and out-of-character.”

Application No: EPF/2783/22

Officer: Loredana Ciavucco

Location: 15 Woodland Road, Loughton, IG10 1HQ

Proposal: Double rear extension & single front extension.

The Committee OBJECTED to this application stating it was an overdevelopment, by reason of its scale, bulk, and visual prominence. The proposal would be out of keeping with the surrounding area and would

result in a detrimental impact on the neighbours, due to its overbearing nature.

Application No: EPF/2800/22

Officer: Kie Farrell

Location: 10 Firs Drive, Loughton, IG10 2SL

Proposal: Basement to rear of property, ground floor side and rear extensions, roof dormer extensions, side gable and first floor rear extensions.

The Committee OBJECTED to this application stating it was an overdevelopment, by reason of its height and bulk. The proposal would be detrimental to the street scene caused by its overbearing nature.

The basement and rear extensions included a wall of glass, due to the close proximity of the property to the forest, this would result in a detrimental impact on the habitats of native nocturnal animals caused by light pollution.

Application No: EPF/2801/22

Officer: Ian Ansell

Location: 30 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed single storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, supporting the refusal reasons of the local planning authority, in respect of previous application EPF/2149/22, and reiterating its previous Comments, (Min no PL292.1), which were:

“The Committee OBJECTED to this application on the grounds that the existing garden was already cramped, and the proposal would result in no amenity space for the residents. It would also have a negative impact on the amenity of the neighbours.”

EFDC Refusal Reason:

The proposed extension, when considered with other works to the property covered by the extant lawful development certificate, would cumulatively result in an excessive level of development on a limited site detrimental to general amenity and resulting in insufficient garden space for a family dwelling, contrary to policies DBE2, DBE8, DBE9 and DBE10 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

Application No: EPF/2814/22

Officer: Rhian Thorley

Location: 76 Smarts Lane, Loughton, IG10 4BS

Proposal: Single storey rear lean-to extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2833/22

Officer: Rhian Thorley

Location: 12 Englands Lane, Loughton, IG10 2QQ

Proposal: The proposal is to extend and upgrade the property as well as to provide off street parking in order to create a comfortable family home. This will involve a two story extension is proposed for the rear of the property,

the addition of onsite parking to the front of the property, a small patio rear and associated Landscaping.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment due to the height and bulk of the rear extension. The first floor projected too far out and should be reduced.

However, if the local planning authority was minded to grant this application, members requested the following conditions be included:

- i. the provision of off-street parking – the dropped kerb should be limited to the width of one vehicle only; and
- ii. landscaping with native planting to soften the appearance and support wildlife.

Application No: EPF/2849/22

Officer: Alastair Prince

Location: 27 Highland Avenue, Loughton, IG10 3AH

Proposal: Single storey entrance porch plus two storey rear and side extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating the height and bulk of the two-storey rear extension was excessive and would impact on this part of Highland Avenue. It would be preferable to be one floor lower to read subservient to the main dwelling.

Members also considered the proposed large expanse of windows, and out of keeping balcony, would create light pollution resulting in a detrimental impact on the habitats of native nocturnal animals.

Application No: EPF/2864/22

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

Proposal: Single storey ground floor front and rear extension, two storey side and Part first floor rear extension.

The Committee OBJECTED to this application on the grounds that the proposal was building beyond the building line and would knock out the symmetry of this pair of semis, resulting in a terracing effect which would set a dangerous precedent in this area, negatively impacting the street scene. The first floor balcony would be imposing on the amenity of the neighbours.

Members considered in-filling the gap with a single storey extension with pitched roof would be more acceptable.

Application No: EPF/2866/22

Officer: Mohinder Bagry

Location: 20 Abbess Terrace, Loughton, IG10 3FJ

Proposal: Loft Extension & installation of 3 new roof lights.

The Committee OBJECTED to this application stating this was a relatively new building development which had been sympathetically designed. This proposal would create a negative impact on the street scene which would

set a precedent and would be detrimental to the character of the area and amenity of the neighbours.

Application No: EPF/2869/22

Officer: Marie-Claire Tovey

Location: Rear of 230-232 High Road, Loughton, IG10 1ET

Proposal: 1. Addition of 8 flats at the rear of 230-232 High Road, Loughton
2. Re-landscaping of the rear car park
3. Improving access to the existing 2 flats above 230 and 232 High Road.
The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the following grounds:

The lack of car parking would lead to pressure on adjacent streets which were already congested. Citing the public car park opposite as mitigation was not a feasible option as it did not facilitate residential parking and was already heavily used.

The architecture was very poor; the rendered elements were clumsy and out of character with the area. The white rendered base was ill-thought out and would get dirty very quickly creating a shabby appearance.

The air conditioning units for the shops at the rear would be lost with no consideration being given to how they would be replaced. The tenants would need to be made aware of and able to comment on this aspect of the development to avoid any future problems in this regard, as was the case for residents in the Landmark House development.

Members considered the amenity of tenants of the existing flats would be negatively impacted by this proposal.

The additional number of properties was contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Members expressed concern that the Council has been approving planning applications for housing developments near to the Epping Forest Special Area of Conservation (EFDSAC); in doing so it is requiring sums to be paid under s106 agreements with reference to the Council's Interim Air Pollution Mitigation Strategy (IAPMS).

Not only is it impossible for the Council to know whether or not the sums required under the s106 agreements will turn out to be adequate, the mitigation measures are not being implemented in advance of the new

dwellings being built and the subsequent harm to the SAC from the additional traffic. This approach was in clear breach of UK law, as set out in Holohan and other related judgements.

337.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2778/22

Officer: Alastair Prince

Location: 47 Nevill Way, Loughton, IG10 3BG

Proposal: Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer & front roof windows.

Application No: EPF/2803/22

Officer: Ian Ansell

Location: 22 The Avenue, Loughton, IG10 4PT

Proposal: Application for a Lawful Development certificate for a proposed construction of a rear dormer window with a flat roof to facilitate a loft conversion.

Application No: EPF/2858/22

Officer: Rhian Thorley

Location: 9 Avondale Drive, Loughton, IG10 3BZ

Proposal: Certificate of Lawful development for a proposed rear dormer window in connection with a loft conversion.

Application No: EPF/2881/22

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Application for a Lawful Development certificate for a proposed rear dormer, loft extension & x3 no. rooflights to the front roof slope.

337.3 Others – provided for information only: EPF/2794/22 & EPF/2798/22

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

PL338 Decisions

338.1 Decisions by Epping Forest District Council

No decisions had been received from Epping Forest District Council.

PL339 Licensing Applications

No licensing applications had come to the attention of officers.

PL340 Enforcement and Compliance

340.1 No reports had been received.

Signed:

Date: 23 January 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 23 January 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Kauffman S Murphy K Rainbow
B Cohen (as substitute for P Abraham)
M Stubbings (as substitute for J Riley)

Officers: Debra Paris (Planning Committee Clerk)
Jon Glynn (Finance Officer – Acting Planning Committee Clerk)

5 Members of the public

PL341 Apologies for Absence

The Planning Committee Clerk reported that apologies for absence had been received from Cllrs Abraham, Riley and Wiskin. Cllrs Cohen and Stubbings had been nominated as substitutes for Cllrs Abraham and Riley respectively for this meeting.

PL342 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2922/22 – 11A – 22A Flats, The Broadway; EPF/2923/22 – 20 – 82 Flats, The Broadway; EPF/0006/23 – 173 High Road; and EPF/0015/23 – 33 Tycehurst Hill, owing to comments received from the LRA Plans Group.

PL343 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 9 January 2023 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to consider the following two planning applications, EPF/1569/22 – Twoony Mead, and EPF/0014/23 – 69 Church Hill, as members of the public present had an interest in these proposals.

PL344 Planning Applications

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

344.1 Application No: EPF/1569/22

Officer: Kie Farrell

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Demolish Existing House and replace with a new 5 bedroom detached house with outbuilding to rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle cross overs).

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

The Committee OBJECTED to this application stating the proposed design was unacceptable and out of keeping with the area, by virtue of its height, bulk, site coverage and detail (large amount of glazing to the front and rear. This would result in excessive light pollution which would be damaging to the forest and its wildlife).

Members expressed particular concern at the complete loss of planting and greenery to the front and rear of the property with the site being so close to the Forest and the resulting loss of habitat for wildlife and plants this would create. The existing site was tranquil and fitted unobtrusively into the street scene as befits its location next to the forest.

The proposal increased the size of the property to five bedrooms with several parking spaces, which would impact on the SAC, resulting in more car pollution and a subsequent impact on the air quality to the SAC. It would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 was not guaranteed to happen and in any event would not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Application No: EPF/0014/23
Officer: Sukhvinder Dhadwar
Location: 69 Church Hill, Loughton, IG10 1QP
Proposal: Proposed Extension.

The Committee had NO OBJECTION to this application. Members commented that this proposal was much improved upon previous applications for this site. However, concern was expressed that the proposed basement conversion should not negatively impact the neighbours.

PL345 Matters for Report

There were no Matters for Report.

PL346 Planning Applications

346.1 Application No: EPF/2825/22

Officer: Robin Hellier

Location: Land adjacent to The Campus & Borders Crescent, Loughton, IG10 3QU

Proposal: TPO/EPF/09/08 (Ref: A5 & A6)

T1 - Oak – Crown reduce lateral branches by up to 2.5m, as specified. Crown lift to 3m from ground level, as specified.

E1: Elm – Crown reduce overhanging lateral branches by up to 2m, as specified.

T2 & T4: 2 x Maple – Crown reduce by up to 1.5m, as specified. T5: Ash – Crown reduce by up to 2m, as specified. Reduce selected lower limb, as specified.

T7: Sycamore – Crown reduce lateral branches by up to 2m, as specified.

T37: Ash - Crown reduce lateral branches by up to 2.5m, 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/2837/22

Officer: Robin Hellier

Location: Land adjacent to The Campus & Borders Crescent, Loughton, IG10 3QU

Proposal: TPO/EPF/09/08 (Ref: A5 & A6)

T3: Maple – Fell.

T10: Birch – Fell.

T12: Hornbeam – Fell.

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.

Application No: EPF/2873/22

Officer: Rhian Thorley

Location: 113 Roding Road, Loughton, IG10 3EJ

Proposal: Planning permission is requested for the proposal of a single-storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/2876/22

Officer: Loredana Ciavucco

Location: 163 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Front extension and Garage Conversion (including replacement of garage door with a window).

The Committee had NO OBJECTION to this application.

Application No: EPF/2891/22

Officer: Sukhvinder Dhadwar

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Application for Variation of Conditions 8,9,10 & 12 for EPF/3476/17. (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

The Committee OBJECTED to this application based on the proposed removal of so many trees on this green belt development.

Application No: EPF/2895/22

Officer: Marie-Claire Tovey

Location: Debden Security Printing Ltd, Langston Road, Loughton, IG10 3PB

Proposal: 316sqm loading bay extension to existing industrial facility.

The Committee OBJECTED to this application on the grounds that the slightly pitched roof was surrounded by a parapet which made it visually impactful.

Members would be willing to waive their objection if the parapet was replaced with a railing as on the neighbouring building. This would result in the proposal being more aesthetically pleasing for the residents in Kingsley Road.

Application No: EPF/2902/22

Officer: Rhian Thorley

Location: 51 Lower Park Road, Loughton, IG10 4NB

Proposal: Demolition of existing rear extension and construction of a single-storey rear side infill extension, extending a further 500mm towards the side boundary. Proposed garden studio.

The Committee OBJECTED to this application on the grounds that the proposed extension was too large. It would be more acceptable if it mirrored the extension of the neighbour.

Members considered the plans for the proposed garden studio did not reflect the description and that the proposal appeared to be an annexe accommodation.

Application No: EPF/2909/22

Officer: Muhammad Rahman

Location: 48 Baldwins Hill, Loughton, IG10 1SF

Proposal: Installation of solar panels to roof of existing dwelling.

The Committee had NO OBJECTION to this application.

The Committee AGREED to deal with the following two applications together as they were linked.

Application No: EPF/2922/22

Officer: Ian Ansell

Location: 11A - 77A flats, The Broadway, Loughton, IG10 3SX

Proposal: This proposal excludes any work to the shop facades and communal entrance doorsets.

Replacement of the existing defective roof waterproofing system with a new waterproofing system including a 15year guarantee.

Installation of a fall restraint system to the roof to ensure safe access and maintenance of the roof and fixtures. Installation of a lightning protection system.

Overcoating of the private balconies with a new waterproof coating and promenade tiles.

Removal of asphalt to the defective communal walkways and replacement with new asphalt.

Replacement of all windows with new double glazed windows to increase thermal performance and meet current Building Regulations standards.

Installation of a new access control gate and enclosure to the rear of the block to prevent unauthorised access and anti-social behaviour.

Removal of existing timber fences and privacy screens between private balconies and replacement with a non-combustible composite material.

Application No: EPF/2923/22

Officer: Ian Ansell

Location: 20 - 82 Flats, The Broadway, Loughton, IG10 3ST

Proposal: This proposal excludes any work to the shop facades and communal entrance doorsets.

Replacement of the existing defective roof waterproofing system with a new waterproofing system including a 15year guarantee.

Installation of a fall restraint system to the roof to ensure safe access and maintenance of the roof and fixtures.

Installation of a lightning protection system.

Overcoating of the private balconies with a new waterproof coating and promenade tiles.

Removal of asphalt to the defective communal walkways and replacement with new asphalt.

Replacement of all windows with new double-glazed windows to increase thermal performance and meet current Building Regulations standards.

Removal of existing timber fences and privacy screens between private balconies and replacement with a non-combustible composite material.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to these applications. However, members requested, that if the local planning authority was minded to approve these applications, the following conditions be imposed:

- As The Broadway is a unique architectural development, perfectly representative of its time and largely unaltered, any replacement materials should match the existing colour to retain the authenticity of the appearance and not result in a loss of character. It was not entirely clear whether the green copper roof was being lost. This was an important feature for these buildings, and it should, if possible, be retained.
- To ensure the windows are designed so the exterior panes could be cleaned from inside and that they comply with Secure by Design (SBD) standards.
- Details of a construction management plan to ensure the impact on the retailers was kept to a minimum. The retailers should also be consulted with respect to these details.

It had been brought to the Committee's attention that the tenant leaseholders in the business premises on The Broadway had not been formally made aware of these applications and the financial implications they would face resulting from the proposed works.

Application No: EPF/2928/22

Officer: Rhian Thorley

Location: 18 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: Rear first floor extension, demolition of existing rear conservatory and erection of a new single storey rear extension with rooflight, change of roof from pitched to crown, replacement of all windows and new front porch with gable detail.

The Committee had NO OBJECTION to this application.

Application No: EPF/0006/23

Officer: Muhammad Rahman

Location: 173 High Road, Loughton, IG10 4LF

Proposal: Application for consent to display a banner on the outer wall area of the premises.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the basis that the proposal would be an eyesore on neighbouring properties and the street scene of the High Road. This is an original Victorian, characterful wall of authentic brickwork.

Members considered the existing floral decoration in situ, which had been erected without permission, was also out of keeping and should be removed.

Application No: EPF/0015/23

Officer: Muhammad Rahman

Location: 33 Tycehurst Hill, Loughton, IG10 1BX

Proposal: Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed roof works were of a poor design, incongruous and lopsided, resulting in a bulky and unattractive appearance.

Application No: EPF/0056/23

Officer: Robin Hellier

Location: 83-106 Maple Gate, Loughton, IG10 1PS

Proposal: TPO/EPF/03/88 (Ref: G2)

G2: Limes x 3 - Crown reduce by up to 1.5m back to previous points.

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.

346.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/2894/22

Officer: Alastair Prince

Location: 45 Stonards Hill, Loughton, IG10 3EH

Proposal: Application for a Lawful Development Certificate for a proposed 3m rear extension with roof lights.

346.3 Others – provided for information only: EPF/2939/22, EPF/0029/23 & EPF/0037/23

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

PL347 Decisions

347.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for December 2022, received from Epping Forest District Council.

PL348 Licensing Applications

348.1 Street Trading Renewal Application

348.1.1 Healthy Option, Wickes Car Park, Goldstone House, Langston Road, Loughton IG10 3TQ.

The Committee had NO OBJECTION to this application.

PL349 Enforcement and Compliance

349.1 No reports had been received.

Signed:
Date: 6 February 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 February 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
G Wiskin

Also present: Cllr D Wixley

Officers: Debra Paris (Planning Committee Clerk)
12 Members of the public

PL350 Apologies for Absence

The Planning Committee Clerk reported that apologies for absence had been received from Cllrs Murphy and Riley. No substitutes had been nominated for this meeting.

PL351 Declarations of Interest

Cllr Wiskin declared a non-pecuniary interest in planning application EPF/2913/22 – Former Pyrles Lane Nursery, as he knew one of the residents present at this evening's meeting objecting to this matter.

Cllr Wixley 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 Subcommittee 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 planning application EPF/2913/22 – Former Pyrles Lane Nursery, as he knew several of the residents present at this evening's meeting. Further, he had been involved in arranging with Loughton Town Council for the exhibition of the public consultation by Qualis to be held at Buckingham Court on 15 March 2022 (as an alternative location to that chosen by Qualis, which was deemed inappropriate). Cllr Wixley also declared an interest in having been consulted on various aspects of the proposed plans for the site by Qualis by virtue of being an EFDC councillor for Fairmead Ward.

The Committee declared a non-pecuniary interest in planning applications: EPF/2913/22 – Former Pyrles Lane Nursery; EPF/0017/23 – 70 Barrington Green; and EPF/0134/23 – 77 The Drive, owing to comments received from the LRAPG.

PL352 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 23 January 2023 were CONFIRMED as a correct record and signed by the Chairman.

The Committee AGREED to bring forward in the agenda the following two planning applications, EPF/2503/22 - Land and garages, Whitehills Road and EPF/2913/22 – Former Pyrles Lane Nursery), as members of the public present had an interest in these proposals.

PL353 Planning Applications

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

353.1 Application No: EPF/2503/22

Officer: Ian Ansell

Location: Land and garages, Whitehills Road, Loughton, IG10 1TS

Proposal: Existing garages enlarged, extended and reduced from 27no. garages to 26no. garages.

The Committee NOTED the contents of a letter of objection.

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

Members deplored the retrospective nature of this application and requested that the matter be brought to the attention of the Enforcement Officer at Epping Forest District Council concerning the unconsented demolition of the existing garages at this site, which had been removed without regard to the asbestos present within those buildings. A Stop Notice should be issued immediately.

The Committee OBJECTED to this application stating the proposal was creating an industrial site. Members considered the height of the garages and surrounding wall to be excessive and out of keeping. This would have a negative impact on the amenity of the residents in neighbouring properties that border the site. Particularly 1 Elmores and those in Church Lane that backed directly on to the site.

Members also expressed concern for the established disabled access rights for the resident living behind at no 70 Church Lane.

Application No: EPF/2913/22

Officer: Kie Farrell

Location: Former Pyrles Lane Nursery, Pyrles Lane, Loughton IG10 2NL

Proposal: Residential Development of 48 dwellings with associated vehicular access point off Pyrles Lane, car parking, open space, landscaping, and associated infrastructure.

The Committee NOTED the contents of two 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 following grounds:

The proposed 48 dwellings on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

The current proposed solution to bring in a Clean Air Zone (CAZ) in 2025 is not guaranteed to happen and in any event does not stop additional cars associated with new dwellings from polluting the SAC before the CAZ is brought into operation.

Overall, the Committee considered this was an overdevelopment of the site. The design was overbearing. As the application now included 48 dwellings, as opposed to 37 in the public consultation held last July. Members questioned if this would result in the proposed properties being smaller than those in the consultation or would they be packed more tightly into the site? With no drawings available from the consultation this could not be compared and was unacceptable. Members also noted that only 8% affordable housing was included in this proposal which was unacceptable. This being a council promoted site the affordable housing ratio should be policy compliant (40%). No viability report was provided to justify the lower rate.

The proposed 4-storeys for one of the blocks of flats was too high, too bulky, overbearing and out of character with the area. The design of the flats was considered ugly and obtrusive, contrary to the Government's build beautiful standards, particularly considering this was backland development and it would result in a negative impact on the area, in particular the idyllic nearby Hillyfields.

Concerns were also raised about the potential overlooking from the 3-storey block near the houses towards the junction of Pyrles Lane/Hillyfields and the negative impact this would have on the amenity of those residents.

The Committee objected to the number of trees being lost and the loss of open green space, stating the application amounted to urbanisation of this green area. Members commented that the Inspector had removed the development of Jessel Green from the Local Plan to protect that green space for local residents. A planning objective now encouraged by the Government to be made available to the whole populace to enhance mental health and well-being.

Members drew attention to Point 2.10 of the Planning Statement which they believed to be incorrect. It states that "there are 11 Local Nature Reserves", whereas they believed that there is just one, that being the Homestead Local Nature Reserve in Englands Lane. The same statement is repeated under "Ecology and Biodiversity" at 7.66 in the document. The inaccuracy of this statement raised questions as to the validity of other statements made within this report.

The Ecology & Biodiversity report showed that the application would have adverse implications for wildlife on the site e.g. bats, slow worms, toads, bees, and stag beetles.

The Grow Community Garden which borders the site, would also be very negatively impacted by this proposal. There would now be a sheer drop of several metres at its boundary, down to a car park below. This would be as a result of the vast amount of carving into the hillside, that would create a quarry effect, with a very large expanse of high cement walls. It would also create an extremely negative visual impact affecting the amenity and outlook for many surrounding properties and the street scene.

There were no provisions for supporting infrastructure by way of doctors' surgeries and education provision. Loughton is particularly prone to overstretched, under maintained water services, and experiences constant water pipe leaks and sewage problems.

Residents in Pyrles Lane/Hillyfields had existing concerns regarding water run-off from the site and flooding to their gardens which already occurred and could be worsened by this development.

There was concern for a redundant drain on the site, which originated in the nursery and runs down the gardens of 59, 61 & 63 Pyrles Lane, whose residents have in the past, along with the previous nursery site, had to contribute towards costs on several occasions when this drain was blocked. There was no clarification that the drain would be capped off, so that there would be no imposition for the residents of 59,61 & 63, or what the implications would be for those residents if the proposal were allowed to go ahead.

The additional housing would add to further pressure on local services. Rectory Lane was already over congested, with cars backing up from Debden Broadway right back to Church Hill at busy times. This would only be further exacerbated when the current developments on Borders Lane were completed. Pyrles Lane was an exceptionally busy through route to Theydon Bois, which had likely got busier since the opening of the Epping Forest Retail Park and the subsequent congestion this had brought to the area. It was noted that the Transport Report had been carried out during the school holidays, thus giving an inaccurate account of the true transport levels in this location. It should be noted that this is a main route to five local schools, New City College at Borders Lane and the Essex University Campus at E15. Also, it is a main route for local traffic, a cut through for Epping and beyond and those wishing to access the M11 and routes into London.

The Committee considered the access to this site to be most inappropriate. Even though the application included a proposal to demolish no 79 Pyrles Lane to increase the existing narrow entrance from a single width road to a double width road, it was the position of the access point on a very busy and dangerous bend which could not be overcome. This would remain a danger to both pedestrians and road users. The proposal to demolish no 79, which forms part of a semi was also questioned and it was believed would result in a detrimental impact on the amenity of the residents of no 77.

The statement of community involvement, which consulted on a considerably different and less dense development (of 37 dwellings) showed overwhelming opposition to the development. As the application was now significantly different, clearly a second public consultation should have taken place before submitting the planning application.

Members also strongly supported the comments of the LRA Plans Group.

The Committee AGREED to suspend standing order 3ff until 9.15pm

PL354 Matters for Report

354.1 Planning Re-consultations

354.1.1 EPF/0563/22 – 95 Tycehurst Hill, Loughton, IG10 1BZ. Proposal: First floor extension over existing garage including second gable feature – Min no PL195.1

The Committee considered the amended plans, but reiterated its original comments to this proposal which were:

“The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension by reason of its height, bulk and massing is too close to the boundary to number 97. As such it closes the gap with its neighbour and represents an overdevelopment of the site.”

**354.1.2 EPF/2333/22 – 31 Carroll Hill, Loughton, IG10 1NL.
Proposal: Addition of 4 new rooflights to provide light and ventilation to 1 spare room, 1 media room and new stair serving new loft floor – Min no PL301.1**

The Committee considered the amended plans, however it believed there were not sufficient changes to the application.

Members reiterated their original comments which were:

“The Committee NOTED the contents of a letter of objection. The Committee OBJECTED to this application for the four new roof lights stating they were not in proportion and would be out of keeping with the street scene.”

**354.1.3 EPF/0014/23 - 69 Church Hill, Loughton, IG10 1QP.
Proposal: Proposed Extension – Min no PL344.1**

The Committee considered the amended plans and reiterated its previous comments, which were:

“The Committee had NO OBJECTION to this application. Members commented that this proposal was much improved upon previous applications for this site. However, concern was expressed that the proposed basement conversion should not negatively impact the neighbours.”

354.2 Gardener’s Arms PH Licensing Appeal Update from Epping Forest District Council

The Committee NOTED the information received from the EFDC licensing officer regarding this matter.

354.3 Planning Applications for Works to Trees – EPF/2453/22 – 47 Hillcrest Road, Loughton – Min no PL301.1

The Tree Officer at EFDC had provided further information on this application and requested that the Committee waive its objection.

The Committee considered the update provided however, it was unwilling to waive its OBJECTION to this application, believing that everything possible to maintain and retain the oak tree should be done.

PL355 Planning Applications

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

355.1 Application No: EPF/2933/22

Officer: Caroline Brown

Location: 35 Lower Park Road, Loughton, IG10 4NB

Proposal: Ground & first floor rear & side extensions, loft conversion with a rear dormer & front porch extension.

The Committee OBJECTED to this application on the grounds that the proposal was incongruous and out of keeping with the existing extension and resulted in an overdevelopment of the site.

Application No: EPF/0017/23

Officer: Rhian Thorley

Location: 70 Barrington Green, Loughton, IG10 2BA

Proposal: Single storey front extension and rear dormer.

The Committee OBJECTED to this application on the grounds that it was forward of the building line and built out to the boundary, resulting in an overdevelopment of the site. The proposal would also be overbearing on the neighbour.

The wooden doors at the front would block out the light to the front study. Members considered the plans were misleading regarding the materials to be used for the side elevation.

Application No: EPF/0033/23

Officer: Mohinder Bagry

Location: 1 Champions, Loughton, IG10 2SG

Proposal: Formation of 3 small dormers to the front of the existing pitched roof to allow for access and natural light into the loft space.

The Committee OBJECTED to this application stating it was an overdevelopment. The proposal did not fit in with neighbouring properties. The dormers were too large and would create a negative impact on the street scene.

Application No: EPF/0040/23

Officer: Caroline Brown

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Erection of a ground and first floor rear extension, including two new windows to each side of the house.

The Committee OBJECTED to this application on the basis that the long side windows on the south elevation would cause overlooking and light pollution, resulting in a loss of amenity for the neighbours.

Members would be willing to waive their objection if these side windows were removed from the application.

If, however, the local planning authority was minded to approve this application, the Committee requested that a condition be imposed for the windows on the south and north elevations to be obscured glass to protect the privacy of the residents of the neighbouring properties on both sides.

Application No: EPF/0053/23

Officer: Rhian Thorley

Location: The Lindy House, Steeds Way, Loughton, IG10 1HX

Proposal: Addition of a single storey glass room located on the rear elevation of the property in the private garden.

The Committee OBJECTED to this application on the grounds that the proposal was onto the boundary and would create a negative impact on the Conservation Area, the large neighbouring garden and forest. It would also result in a detrimental impact on the habitats of native nocturnal animals caused by light pollution.

Application No: EPF/0082/23

Officer: Loredana Ciavucco

Location: 5 Grosvenor Path, Loughton, IG10 2LF

Proposal: Proposed ground floor rear extension, floor plan redesign and all associated works at 5 Grosvenor Path, IG10 2LF

The Committee had NO OBJECTION to this application.

Application No: EPF/0134/23

Officer: Kie Farrell

Location: 77 The Drive, Loughton, IG10 1HL

Proposal: Amendment to planning permission for single storey rear/side extension to include part 1st floor rear/side extension.

The Committee OBJECTED to this application stating it would create a large flank wall onto the boundary which would have a negative impact on the amenity of the neighbours at no 79.

Members also supported the comments of the LRA Plans Group regarding the validity of this application and the lack of clarity in the drawings.

The Committee AGREED to suspend standing order 3ff until 9.35pm.

355.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0027/23

Officer: Alastair Prince

Location: 41 The Lindens, Loughton, IG10 3HS

Proposal: Certificate of Lawful Development for proposed first floor rear extension.

Application No: EPF/0142/23

Officer: Alastair Prince

Location: 45 River Way, Loughton, IG10 3LJ

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion and infill porch.

355.3 Others – provided for information only: EPF/0107/23 & EPF/0141/23

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

PL356 Decisions

356.1 Decisions by Epping Forest District Council

No decisions had been received from Epping Forest District Council.

PL357 Licensing Applications

No licensing applications had come to the attention of officers.

PL358 Enforcement and Compliance

358.1 No reports had been received.

Signed:

Date: 20 February 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 February 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

6 Members of the public

The Committee AGREED to bring forward in the agenda the following planning applications, EPF/0144/23: 7 Brooklyn Avenue; and EPF/0203/23 and EPF/0208/23: 16 Eleven Acre Rise; after agenda item 3, Confirmation of Minutes, as members of the public present had an interest in these matters.

PL359 Apologies for Absence

No apologies for absence had been received for this meeting.

PL360 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/1165/22 – Alandale Scaffolding, Langston Road; EPF/0030/23 – 7 Brook Road; EPF/0123/23 – 84 Mannock Drive; EPF/0144/23 – 7 Brooklyn Avenue; EPF/0158/23 – Marshall Volkswagen Loughton Van Centre; EPF/0178/23 – 79 Whitehills Road; EPF/0197/23 – 1 Champions; EPF/0203/23 – 16 Eleven Acre Rise; EPF/0214/23 – 21 High Beech Road; EPF/0228/23 – 10 Lower Alderton Hall Lane; and EPF/0229/23 – 6 Lower Alderton Hall Lane, owing to comments received from the LRAPG.

PL361 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 February 2023, amended from those circulated, to read at min no PL351, Declarations of Interest, paragraph 3:

“He also declared a non-pecuniary interest in planning application EPF/2913/22 – Former Pyrles Lane Nursery, as he knew several of the residents present at this evening’s meeting. Further, he had been involved in arranging with Loughton Town Council for the exhibition of the public consultation by Qualis to be held at Buckingham Court on 15 March 2022 (as an alternative location to that chosen by Qualis, which was deemed inappropriate). Cllr Wixley also declared an interest in having been consulted on various aspects of the proposed plans for the site by Qualis by virtue of being an EFDC councillor for Fairmead Ward.”

were CONFIRMED as a correct record and signed by the Chairman.

PL362 Planning Applications

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

362.1 Application No: EPF/0144/23

Officer: Muhammad Rahman

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Proposed detached 3 bedroom dwelling in an existing side garden.

The Committee NOTED the contents of six letters of objection.

A neighbour registered to speak against this item sent apologies following their spouse being taken unwell. Written comments were sent for consideration by the Committee.

The agent for the applicant of this proposal addressed the meeting.

The Committee OBJECTED to this application stating the proposal was the same as the previous application considered, under EPF/1306/21.

The Committee supported the refusal reasons of the local planning authority and reiterated its previous comments, which were (Min no PL7.1):

“The Committee OBJECTED to this application on the grounds that it was garden grabbing and an overdevelopment of the site, leaving both properties with insufficient amenity space. Members commented that this corner added to the visual amenity of the street. The Committee opposes any loss of trees and noted that the proposal would result in the loss of four trees on the site.”

Members disputed the findings of the Inspector, regarding the parking stress in this road, and noted that his visit coincided with parking restrictions being in place during that time.

The Committee AGREED to consider the following two applications together as they were linked.

Application No: EPF/0203/23

Officer: Muhammad Rahman

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Retrospective application to alter the ground levels and create a retaining wall to the rear of the new homes granted under EPF/1508/18.

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, stating:

The retaining wall was far too high, sitting 1m above the 6' fence of the neighbouring garden, resulting in a loss of privacy for those neighbours from overlooking. The neighbours' amenity would be further eroded by the proposed trees in this proposal, caused by loss of an outlook and sunlight.

The drawings for the retaining wall were unclear. The Committee expressed strong concerns that the retaining wall was unsound and

therefore unsafe. A District Surveyor should make checks in this regard, if not already undertaken. Members also requested that Environmental Health examine the soil on the site for any contaminants. The developer should be required to remove all the spoil from the site.

The Committee requested that Enforcement Officers expedite action for the removal of the retaining wall and soil dispersed around the site. The garden of this site should be reinstated to its original level, prior to the building of the new house approved under planning application EPF/1508/18.

Members requested a meeting with the Planning Officer, Mr Rahman, at the site during the week commencing 27 February 2023, to discuss the issues surrounding this site and the proposed solutions to address these matters.

The Committee strongly supported the comments of the LRA Plans Group regarding this planning application.

Application No: EPF/0208/23

Officer: Robin Hellier

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: TPO/EPF/24/94 (Ref: T3)

T3: Silver Birch - Fell and replace, as specified.

The Committee considered that too many TPO'd trees had already been removed from this site.

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.

PL363 Matters for Report

363.1 Notices of Appeal

363.1.1 EPF/1254/22 – 35 Forest Road, Loughton, IG10 1EE
Proposal: Re-submission of application EPF/0702/21 for two storey side extension, single storey rear extension and alterations to existing elevations. (Appeal ref no: APP/J1535/D/22/3312720 – Min no PL245.1)

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

363.1.2 EPF/2614/19 – Highgrove Close Formerly land to the rear of 33-37 Hillyfields Loughton IG10 2PT. Proposal: Construction of a 4-bedroom two storey dwelling with associated parking and landscaping. (Appeal ref no: APP/J1535/D/22/3304061 – Min no PL821.1 & Min no 2.1.2 – 5/10/20)

The Committee reiterated its original comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments which were:

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site, as cited by the Local Planning Authority in its refusal of previous application, EPF/0513/16, for a similar proposal.

Members also considered the access road to this development was too narrow for refuse collection vehicles and emergency fire vehicles to negotiate, there being only sufficient width for one standard vehicle to use. An increase in the number of houses and subsequent extra vehicles on this site would further exacerbate access problems.

The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.”

Following the Inspector’s approval of the Local Plan for Epping Forest District Council, in his Main Modification comments, he stated that “*Planning applications need to be supported by sufficient information to enable the Council to conclude that the proposals would not result in an adverse effect on the integrity of the Epping Forest SAC.*” Members noted that this application made no such reference. It was also noted that the plans appeared to show a much wider site for this additional property than the actual site, questioning the accuracy of the drawings.

PL364 Consultation on Statement of Principles Under The Gambling Act 2005

The Committee requested that this item be deferred to the next Planning and Licensing Committee meeting to fully consider this Statement.

PL365 Planning Applications

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

365.1 Application No: EPF/1165/22

Officer: Muhammad Rahman

Location: Alandale Scaffolding, Langston Road, Loughton, IG10 3SL

Proposal: Outline application for a New Data Centre with some matters reserved.

The Committee NOTED the contents of a letter regarding this application.

The Committee had NO OBJECTION to this application.

However, as the site was located next to green belt land members requested that should the local planning authority be minded to approve this application, a condition be imposed for tinted/dark glass to be used to protect the habitats of native nocturnal animals and insects, particularly bats and moths from light pollution caused by the large walls of glass.

Members also expressed concern that the site appeared to be encroaching on the green belt at the rear of the property and suggested Enforcement Officers check for boundary creep.

Application No: EPF/0030/23

Officer: Kie Farrell

Location: 7 Brook Road, Loughton, IG10 1BW

Proposal: Construction of a single-storey ground floor infill extension, new front window dormer to the main roof with the reconfiguration of the main roof and the first-floor front and rear gable roofs.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed raising of the roof was out of keeping with the street scene. The two upper most rear windows were incongruous, large, and out of proportion.

Application No: EPF/0128/23

Officer: Rhian Thorley

Location: 84 Mannock Drive, Loughton, IG10 2JD

Proposal: Single storey rear and side extension and porch to the front.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was out of keeping and incongruous. The proposed pitched roof at the rear was overbearing, resulting in a negative impact on the neighbours.

Members expressed concern for light pollution, caused by the excessive use of glazing in the rear elevation of this proposal, and the detrimental impact that would have on the habitats for native nocturnal animals and insects on the adjacent Jessel Green open space.

Application No: EPF/0156/23

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee OBJECTED to this application stating it did not regard this as overly different to the previous application considered, EPF/2136/22. The proposal was too large for the plot. It was an overdevelopment and would result in a negative impact on the street scene.

Application No: EPF/0158/23

Officer: Ian Ansell

Location: Marshall Volkswagen Loughton, Van Centre, Apple Yard, Langston Road, Loughton, IG10 3TQ

Proposal: Advertisement consent for non-illuminated billboard sign.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Members approved of this concept. However, the sign should be removed, as proposed, after 18 months and the applicant should adhere to the proposals on dispersal, namely:

“The bee hotel sections will be donated to schools and community gardens. Plant will be planted where the billboard once stood, and the structure will be recycled.”

Application No: EPF/0178/23

Officer: Loredana Ciavucco

Location: 79 Whitehills Road, Loughton, IG10 1TU

Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal would create a loss of symmetry with the adjoining semi-detached property. It was overbearing and of poor design, resulting in a negative impact on the street scene.

The applicant should also note the proposed loft stairs would not achieve sufficient headroom on the first floor or on the second floor.

Application No: EPF/0197/23

Officer: Mohinder Bagry

Location: 1 Campions, Loughton, IG10 2SG

Proposal: Formation of a single floor (ground level) full width rear extension and corner infill to the rear side extension to join the new rear extension. Further small infill to the front of the property to bring the front of the side extension in line with the main building.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

The Committee AGREED to suspend standing order 3ff until 9.15pm

Application No: EPF/0214/23

Officer: Alastair Prince

Location: 21 High Beech Road, Loughton, IG10 4BN

Proposal: Loft conversion with rear dormers and 3 roof lights to front roof slope.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, noting it was the same as the previous application considered, EPF/0632/22. Members reiterated their previous comments (min no PL195.1) which were:

“The Committee OBJECTED to this application on the grounds that the roof addition is too bulky and detrimental to the townscape of this part of High Beech Road.”

Application No: EPF/0224/23

Officer: Ian Ansell

Location: 30 Stanmore Way, Loughton, IG10 2SA

Proposal: Single storey rear extension and single storey side and part rear to existing gym room

The Committee OBJECTED to this application. The site being so close to the Forest, the rear elevation consisted of excessive glass which would create light pollution, resulting in a detrimental impact on the habitats of native nocturnal animals and insects.

The Committee AGREED to consider the following two applications together as they were linked.

Application No: EPF/0228/23

Officer: Marie-Claire Tovey

Location: 10 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works.

The Committee NOTED the contents of a letter of objection.

Application No: EPF/0229/23

Officer: Marie-Claire Tovey

Location: 6 Lower Alderton Hall Lane, Loughton, IG10 3LW

Proposal: Prior approval Part 20 Class AC for the construction of one additional storey at roof level comprising 1 x self-contained residential flat (Class C3), with associated works.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to these applications, noting that apart from the removal of the spiral staircase, there was little difference to the previous applications considered for these sites, EPF/1847/22 and EPF/1848/22.

Members reiterated their previous comments which were:

“The Committee OBJECTED to this application on the grounds that the development would be out of keeping with the street scene and surrounding properties in this block. The roof extension would be extremely harmful to the terrace of buildings and break up a uniform roof line.”

365.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/2925/22

Officer: Caroline Brown

Location: 15 Highland Avenue, Loughton, IG10 3AJ

Proposal: Application for a Lawful Development certificate for a proposed demolition of existing rear extension & garage in the rear garden & erection of a 1 storey loft/roof extension, 1 storey rear extension & 1 storey rear outbuilding.

Application No: EPF/0167/23

Officer: Alastair Prince

Location: 36 Lushes Road, Loughton, IG10 3QB

Proposal: Certificate of Lawful development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.

Application No: EPF/0173/23

Officer: Mohinder Bagry

Location: 77 High Road, Loughton, IG10 4JE

Proposal: Certificate for lawful development for a proposed rear dormer window in connection with a loft conversion.

Application No: EPF/0187/23

Officer: Loredana Ciavucco

Location: 36 Chequers Road, Loughton, IG10 3PX

Proposal: Application for a Lawful Development certificate for a proposed loft conversion.

365.3 Others – provided for information only: EPF/0174/23; EPF/0205/23; EPF/0206/23 & EPF/0216/23

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

PL366 Decisions

366.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions for January 2023 received from Epping Forest District Council.

PL367 Licensing Applications

No licensing applications had come to the attention of officers.

PL368 Enforcement and Compliance

368.1 No reports had been received.

Signed:

Date: 6 March 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 6 March 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
K Rainbow J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

3 Members of the public

The Committee AGREED to bring forward in the agenda planning application, EPF/2826/22 – 10 Pump Hill, and Pre-application Consultation: Proposed Installation of Streetworks Base Station at Willingale Road – Supplementary Agenda item 10, after agenda item 3, Confirmation of Minutes, as members of the public present had an interest in these matters.

PL369 Apologies for Absence

No apologies for absence had been received for this meeting.

PL370 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in planning application, EPF/0315/23 – 5 Highview Close, as she is a neighbour. She would therefore not comment on this application.

The Committee declared a non-pecuniary interest in planning applications: EPF/2826/22 – 10 Pump Hill, EPF/0327/23 – 40 Ibbetson Path, and EPF/0341/23 – 49 Alderton Hill, owing to comments received from the LRAPG.

PL371 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 February 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL372 Planning Application

The following planning application was CONSIDERED, and the plans inspected.

372.1 Application No: EPF/2826/22

Officer: Marie-Claire Tovey

Location: 10 Pump Hill, Loughton, IG10 1RU

Proposal: Works to be carried out on back and front garden, paths, fences, and general tidying up of plot.

The Committee NOTED the contents of two letters of objection.

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

Members NOTED that a STOP Notice had been issued in respect of the swimming pool construction at this site by the Enforcement Officer at Epping Forest District Council. The Committee fully supported this enforcement action, stating that the significant excavation work and earth movement around the entire garden was unacceptable and to be deplored.

Being within a Conservation Area the swimming pool did not meet the criteria to constitute permitted development. The pool was situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwellinghouse. The swimming pool was too close to neighbouring properties and too large, dramatically changing the character of this part of the York Hill Conservation Area. A full planning application should therefore be submitted for the swimming pool.

The Committee OBJECTED to this application stating that this area of green space was surrounded by other properties. The land was on a slope and the developer has tried to level off the land to accommodate the pool. However, the changes of level were causing serious overlooking into neighbouring properties, particularly No 12/18 Pump Hill where the builders were now looking straight into their kitchen.

No existing cross sections have been provided to understand the exact change in levels, but members understand the change in height is about two and a half metres. The Committee consider insufficient information has been submitted to assess this application in the absence of accurate existing and proposed cross sections.

The Committee also believed that the arboricultural report was probably based on the drawings without viewing the amount of excavation and retaining walls that have been installed. It was requested that the council seek confirmation whether the report was based on the drawings or what has actually happened on site, and that the council's tree officer undertakes a site visit rather than rely on the submitted report.

The Committee considered the loss of green space, the amount of hard surfacing and levelling-off of the land was detrimental, causing harm to the character of the York Hill Conservation Area. This would result in amenity problems for the neighbouring properties. Under the guidance set out in the NPPF there are no public benefits to outweigh this harm.

The Committee requested that enforcement action be taken to restore the land to its previous levels.

PL373 Supplementary Agenda item – Pre-Application Consultation: Proposed Installation of Streetworks Base Station at: (Willingale Road) Willingale Road, Loughton, Debden Green, Essex, IG10 2BW

The Committee NOTED the contents of nine letters of objection.

The Committee OBJECTED to this application on the grounds that the proposed site is a pleasant and open area with both mature and colourful trees and very striking white flowering blossom trees in the Spring, surrounded by houses and across the road from Thomas Willingale Primary School.

This site is in a very elevated position at the top of a hill, the proposed monopole and its various cabinets would have a very negative impact on the surrounding area and skyline, dwarfing the trees on both sides of the road, including the large mature oak in the grounds of Thomas Willingale School opposite.

Members further considered the siting of the proposal, in particular, the cabinetry on the pavement would create a dangerous obstruction for the many pedestrians,

particularly school children, who use this very busy not particularly wide pavement, set alongside a very busy road and bus route by a dangerous bend.

The Committee believed this to be a most inappropriate site for the proposal.

PL374 Matters for Report

374.1 Notice of Appeal

374.1.1 EPF/1851/22 – 155 Forest Road, Loughton, IG10 1EF
Proposal: Demolition of existing rear extension. New side infill extension and part 2 storey part 1 storey rear extension. New dormer extension. (Appeal ref no: APP/J1535/D/23/3315504 – Min no PL271.1)

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

374.2 Epping Forest District Council Local Plan Approved by Inspector

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

PL375 Consultation on Statement of Principles Under The Gambling Act 2005

The Committee had no comments on the proposed changes to this policy statement. However, members welcomed the inclusion of Gamblers Anonymous UK onto the list of consultees, offering an alternative opinion to that of the Gambling Industry.

PL376 Planning Applications

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

376.1 Application No: EPF/0045/23

Officer: Alastair Prince

Location: 22 Lower Park Road, Loughton, IG10 4NA

Proposal: Single storey side extension to replace existing conservatory/lean to.

The Committee had NO OBJECTION to this application.

Application No: EPF/0231/23

Officer: Kie Farrell

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Demolish Existing House and replace with a new 6 bedroom detached house with outbuilding to rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle cross overs).

Re: the description for this proposal: "...for in/out drive (using existing vehicle cross overs)" - the Committee wished to point out that there is currently one single crossover.

The Committee OBJECTED to this application reiterating its previous objections that the proposed design and materials were poor, in particular, the large amount of glazing to the front and rear. This would result in excessive light pollution which would be damaging to the forest and its wildlife.

Members expressed particular concern at the complete loss of planting and greenery to the front and rear of the property with the site being so close to the Forest and the resulting loss of habitat for wildlife and plants this would

create. The existing site was tranquil and fitted unobtrusively into the street scene as befits its location next to the forest.

Members considered the proposed terrace and pool level to be too high creating a negative impact on the amenity of neighbours through loss of privacy.

Application No: EPF/0248/23

Officer: Loredana Ciavucco

Location: 74 Church Hill, Loughton, IG10 1LB

Proposal: Loft conversion with sideways extension to existing roof, and new dormer window to rear.

The Committee had NO OBJECTION to this application.

However, members drew the attention of the planning officer to the porch at this property, for which no previous planning permission could be found.

Application No: EPF/0271/23

Officer: Mohinder Bagry

Location: 93 Spring Grove, Loughton, IG10 4QG

Proposal: Single storey rear extension, loft conversion with dormer windows to front and rear, extend garage, porch and room to front.

The Committee had NO OBJECTION to this application.

Application No: EPF/0315/23

Officer: Rhian Thorley

Location: 5 Highview Close, Loughton, IG10 4EG

Proposal: Two storey pitched roof front extension, replace conservatory roof with flat roof, add first floor pitched roof extension over existing ground floor to rear and side/rear single storey flat roof extension at back of garage.

The Committee OBJECTED to this application on the grounds that this was an overdevelopment of the site which had already been extended to its maximum.

The proposal would be overbearing on the neighbours at no.4 and would create a negative impact on the street scene.

Application No: EPF/0327/23

Officer: Rhian Thorley

Location: 40 Ibbetson Path, Loughton, IG10 2AS

Proposal: Demolition of the existing single storey side extension and erection of a new single storey rear and side wrap around extension, including the replacement of all existing windows.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension was too large for this house. Six bedrooms for a house this size was too many, with some of the bedrooms appearing to be below the nationally prescribed space standards. Members believed this proposal appeared to be a conversion into an HMO. The property should be retained as a family home.

There was not enough habitable space for the occupants and eight people sharing two bathrooms was not considered fit for modern living.

Members noted that Ibbetson Path was already a very cramped road, with excessive parking.

Application No: EPF/0341/23

Officer: Alastair Prince

Location: 49 Alderton Hill, Loughton, IG10 3JD

Proposal: Add first floor including over part main garage, resulting roof space utilised as further domestic accommodation, replacement windows/doors including front bay square off single storey rear extension (Revised application to EPF/1132/22).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it would be the loss of a chalet bungalow which would reduce the loss of accessible housing stock within the district and would be contrary to Policy H1 of the Epping Forest District Local Plan (Submission Version) 2017.

However, members commented that should the local planning authority be minded to approve this application that they would prefer to see a hipped to gable roof to match the adjoining properties.

Application No: EPF/0360/23

Officer: Robin Hellier

Location: 4 Grosvenor Close, Loughton, IG10 2JY

Proposal: TPO/EPF/26/15

T2: Oak - Crown reduce lower to mid crown, as specified. Crown thin upper third by 15%, 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.

376.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0258/23

Officer: Rhian Thorley

Location: 158 Borders Lane, Loughton, IG10 3SB

Proposal: Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.

376.3 Others – provided for information only: EPF/0305/23

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

PL377 Decisions

377.1 Decisions by Epping Forest District Council

No decision notices have been received.

PL378 Licensing Applications

No licensing applications had come to the attention of officers.

PL379 Enforcement and Compliance
379.1 No reports had been received.

Signed:
Date: 20 March 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 20 March 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
W Kauffman K Rainbow
J Riley G Wiskin

Officers: Jonathon Glynn (Acting Planning Committee Clerk)

PL380 Apologies for Absence

Apologies for absence had been received from Cllrs Abraham and Murphy for this meeting. No substitutes had been nominated.

PL381 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2023/22 – 14 York Hill, EPF/2542/22 – 55 Broadstrood, EPF/0278/23 – 92 York Hill, EPF/0383/23 – 81 Tycehurst Hill, EPF/0385/23 – 46 Pyrles Lane, owing to comments received from the Loughton Residents Association Plans Group (LRAPG).

PL382 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 6 March 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL383 Matters for Report

There were no Matters for Report.

PL384 Pre-Application Consultations 5G Telecommunications Installation for Cignal Infrastructure UK Limited

384.1. Proposed 15.0m Phase 8 monopole and associated ancillary works at: Oakwood Hill Streetworks, Oakwood Hill, Oakwood Hill Industrial Estate, Loughton, IG10 3EW.

The Committee OBJECTED to this application on the grounds that the address stated in the pre-application was incorrect when compared with the proposed plans, and proposed location not on the Oakwood Hill Industrial Estate, but near residential homes.

The monopole would have a negative impact on the street scene and visual amenity of the nearby homes and would dwarf and affect a mature tree located on the corner of the site.

The Committee would recommend a location on the actual Oakwood Hill Industrial Estate as more suitable for the monopole location.

384.2 Proposed 15.0m Phase 8 monopole and associated ancillary works at: Church Hill Streetworks, Church Hill, Loughton, Debden Green, IG10 1LJ.

The Committee OBJECTED to this application on the grounds that there is already a monopole situated within 50 yards of the proposed location. A second pole is unnecessary and would negatively impact on the visual amenity, street scene and outlook of nearby properties.

The proposed site has clusters of mature trees and hedgerows that would be adversely affected by this installation.

PL385 Planning Applications

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

385.1 Application No: EPF/2032/22

Officer: Ian Ansell

Location: 14 York Hill, Loughton, IG10 1RL

Proposal: Illuminated digital advert screen.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that by reason of its size, bulk and location the screen would be a visual distraction that would negatively impact on the street scene of this part of York Hill, which is situated in a conservation area. Nocturnal wildlife would be adversely affected by the illuminations.

Application No: EPF/2542/22

Officer: Caroline Brown

Location: 55 Broadstrood, Loughton, IG10 2SB

Proposal: Erection of a ground floor and basement extension at the rear of the property and insertion of 3 additional windows into the side elevations of the property.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application as the bedrooms in the basement extension would have no natural light and would be unsustainable for current and future occupiers.

Further, the increase in the number of bedrooms is contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (LPSV) cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2699/22

Officer: Muhammad Rahman

Location: 4 Ripley View, Loughton, IG10 2PB

Proposal: Change of Use of existing Granny Annex to separate residential dwelling. Separation of existing garage and conversion into a coach house to establish a self-contained pedestrian access to new dwelling via a gravelled pathway.

The Committee strongly OBJECTED to this application on the grounds that it was garden grabbing and would set a dangerous precedent. It was a too cramped overdevelopment of the site for a second dwelling, as this was not the original intended use of the building, which would have a detrimental effect on the neighbours and nearby forest. The vehicle access arrangements for a separate dwelling would be inadequate and would be detrimental to the street scene.

As no previous application could be found for a Granny Annex, the Committee agreed that the condition referenced in the Officer report for application EPF/1186/07 should continue to be enforced.

Application No: EPF/0278/23

Officer: Sukhvinder Dhadwar

Location: 92 York Hill, Loughton, IG10 1JA

Proposal: Alterations and extensions to dwelling and associated work.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that little had changed since the previous application, EPF/3312/21, and that by reason of its bulk and overbearing impact on the neighbours visual amenity, it supported the planning authority's previous reasons for refusing the application and the Committee reiterated its previous comments which were:

"The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application on the grounds whilst the application describes the development as alterations and extensions this is effectively a replacement dwelling, which does not follow the EFDC recommended Sustainability Guide.

The replacement dwelling would be an overdevelopment of the plot that will cause substantial harm to the character and function of this part of the York Hill Conservation Area and a loss of amenity to neighbours by means of its significant increase in depth, height and close proximity to the boundaries."

Application No: EPF/0361/23

Officer: Mohinder Bagry

Location: 9 Southernhay, Loughton, IG10 4EN

Proposal: Proposed two storey side extension with loft conversion and rear extension.

The Committee OBJECTED to this application on the grounds that the extension was an overdevelopment and too big for a plot of this size, and reiterated its comments on the previous application, which were:

"The Committee OBJECTED to this application on the grounds that it was overbearing and an overdevelopment. The proposal does not complement or enhance the existing building or the character and appearance of the street scene.

Members believed that just because the neighbouring property had a loft, it did not justify this proposal.

*Further, Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the extra burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.”*

Application No: EPF/0365/23

Officer: Rhian Thorley

Location: 119 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed Side Extension.

The Committee had NO OBJECTION to this application, but on viewing the proposed plans were concerned that they suggested the rendering of the whole building. The Committee would object to this rendering and that the current materials and appearance are kept, i.e brick.

Application No: EPF/0377/23

Officer: Muhammad Rahman

Location: 5 Nafferton Rise, Loughton, IG10 1UB

Proposal: Proposed double storey rear extension, single storey side extension & single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposed extension would have a negative effect on neighbouring properties, and assurances should be obtained before any application is considered.

A Tree Officer's report should be requested to verify the contents of the current tree report.

A structural report regarding the retaining walls in the back garden should be prepared to ensure that before any work is started that the retaining walls or replacements are stable and able to support the slope of the hill at the rear of the property.

Application No: EPF/0381/23

Officer: Robin Hellier

Location: Debden Hall, England's Lane, Loughton, IG10 2NZ

Proposal: TPO/EPF/22/08

Schedule of tree works, as specified. Includes 24 x Fell, 1 x Coppice and 1 x Crown reduce to previous points.

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.

The Committee would recommend that the planting of replacement native mature species at a suitable location be encouraged to negate the impact of the loss of so many trees.

The Committee were concerned at how many trees were being looked at to fell and requested to know how many previous applications of this nature for this site had been made and approved.

Application No: EPF/0382/23

Officer: Rhian Thorley

Location: Alpha, Debden Lane, Loughton, IG10 2PD

Proposal: Proposed single storey rear extension, a new front door and porch, a new roof on the existing garage plus minor elevation changes.

The Committee had NO OBJECTION to this application.

Application No: EPF/0383/23

Officer: Caroline Brown

Location: 81 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Part Single Storey Part Two Storey Rear Extension & New Roof Incorporating Habitable Space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the two front dormers would harm the roofscape on this part of Tycehurst Hill and be detrimental to the street scene. The raising of the roof level would be out of keeping with the other properties in this road and be overbearing.

Application No: EPF/0385/23

Officer: Muhammad Rahman

Location: 46 Pyrles Lane, Loughton, IG10 2NN

Proposal: Variation of condition 6 'Delivery and Dispatch times' on planning permission EPF/0627/22 (Change of use from vacant shop (Class E) to takeaway (Sui Generis) with installation of an extractor flue to the rear and new shopfront).

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the variation would allow for deliveries to take place from the premises 24 hours a day, which would be unacceptable and harmful to the amenity of the residents who live nearby. Any application of this nature should include specific times, and not be open ended in nature.

Application No: EPF/0402/23

Officer: Loredana Ciavucco

Location: 67 Baldwins Hill, Loughton, IG10 1SN

Proposal: The purpose of this application is to convert the existing loft area into two bedrooms each with its own en-suite. An external air conditioning unit will be installed at ground floor level on the rear elevation.

The Committee OBJECTED to this application on the grounds that the proposed box addition to the loft area is too large and out of keeping with neighbouring properties.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/0403/23

Officer: Rhian Thorley

Location: 33 Valley Hill, Loughton, IG10 3AE

Proposal: Conversion of detached double width garage into an ancillary Garden Room.

The Committee OBJECTED to this application on the grounds that the proposed conversion by reason of its height would be overbearing and have a negative impact to the neighbours at the rear of the property.

The loss of a double garage would add further pressure to an area already limited for parking on main roads.

Members requested that should the local planning authority be minded to approve this application that a condition be imposed that the Garden Room remains ancillary to the main dwelling.

Application No: EPF/0426/23

Officer: Caroline Brown

Location: 58 Church Hill, Loughton, IG10 1LB

Proposal: Demolition of the single storey side Garage, Workshop and Utility Room. Demolition of the single storey lean-to Conservatory. Construction of a 1m wide footpath along the site boundary providing access from the front to the rear Garden. Erection of a part single and part 2 storey extension to the side and rear of the property including forming a Gable roof to the existing hipped roof to the main dwelling. Creation of a front driveway and external works to provide a Terrace and Patio areas to the rear Garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0449/23

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

Proposal: Single storey ground floor front, side and rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0452/23

Officer: Muhammad Rahman

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Removal of condition 3 'Tree Protection Measures' on planning consent EPF/1508/18 (Demolish existing house. Replace with 2 detached houses).

Members deplored the retrospective nature of this application.

The Committee OBJECTED to this application on the grounds that work had been undertaken that did not match the original application granted with conditions.

Members recommend that the planning authority seek a “Breach of condition notice”.

Application No: EPF/0505/23

Officer: Alastair Prince

Location: 53 Sparelease Hill, Loughton, IG10 1BS

Proposal: Variation of condition 2 `plan numbers' of EPF/2809/21 (Proposed ground and first floor rear extension, front porch).

The Committee had NO OBJECTION to this application.

Application No: EPF/0515/23

Officer: Loredana Ciavucco

Location: 36 Colebrook Lane, Loughton, IG10 2HJ

Proposal: Single storey wrap around side/rear front extensions.

The Committee OBJECTED to this application on the grounds that the rear extension was too large and went too far back, which would impact on the neighbours at number 38. It should be reduced in length.

385.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0359/23

Officer: Marie-Claire Tovey

Location: 34 Stanmore Way, Loughton, IG10 2SA

Proposal: Certificate of lawful development for existing use as summarised the existing use and building work Certificate of lawful development for existing use as summarised the existing use and building work -

- Works commenced on the construction of the outbuilding in February 2006;
- The outbuilding is ancillary to the main dwelling;
- The annexe was initially occupied by the Applicants mother and father-in-law;
- The annexe is now use as additional accommodation for family and friends;
- The annexe does not benefit from its own access and uses the same access as the host dwelling off Stanmore Way.

Application No: EPF/0380/23

Officer: Mohinder Bagry

Location: 51 Nevill Way, Loughton, IG10 3BG

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

Application No: EPF/0432/23

Officer: Loredana Ciavucco

Location: 4 Prescott Green, Loughton, IG10 2AQ

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Application No: EPF/0441/23

Officer: Alastair Prince

Location: Consort House, 49 Forest View Road, Loughton, IG10 4DY

Proposal: Certificate of lawful development for a proposed single storey side extension, hip to gable roof extension and flat roof dormer to rear.

Application No: EPF/0463/23

Officer: Rhian Thorley

Location: 30 Doubleday Road, Loughton, IG10 2AU

Proposal: Certificate of lawful development for a proposed ground floor extension with a depth of 3 metres.

385.3 Others – provided for information only: EPF/0453/23

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

PL386 Decisions

386.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received from Epping Forest District Council for February 2023.

PL387 Licensing Applications

No licensing applications had come to the attention of officers.

PL388 Enforcement and Compliance

388.1 No reports had been received.

Signed:

Date: 3 April 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 3 April 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman K Rainbow
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

2 Members of the public

PL389 Apologies for Absence

Apologies for absence had been received from Cllr Murphy for this meeting.

PL390 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/0188/23 – 36 Chequers Road; EPF/0479/23 – 61 Baldwins Hill; and EPF/0599/23 – 14 Tycehurst Hill, owing to comments received from the Loughton Residents Association Plans Group.

PL391 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 20 March 2023 were CONFIRMED as a correct record and signed by the Chairman.

The Chairman advised the Committee that members of the public present at the meeting had an interest in the following application.

PL392 Matters for Report

392.1 Planning Re-consultation

392.1.1 EPF/0203/23 – 16, Eleven Acre Rise, Loughton, IG10 1AN. Proposal: Retrospective application to alter the ground levels and create a retaining wall to the rear of the new homes granted under EPF/1508/18. *UPDATED COVER LETTER & ADDITIONAL GROUND LEVEL PLAN” – Min no PL362.1

The Committee NOTED the contents of two letters of objection.

Members deplored the retrospective nature of this application.

The Committee considered the information provided in this re-consultation but deemed it contained no modifications or solutions to alter any of the issues affected by this proposal. The photographs provided by the applicant did however reinforce the Committee’s concerns regarding the overlooking of the raised platform into the neighbour’s kitchen.

Members commented that this application appeared to be just a stalling tactic which enabled further works to continue at the site as Enforcement Officers had not expedited action regarding this issue.

The Committee strongly reiterated its OBJECTION to this application, namely:

“The retaining wall was far too high, sitting 1m above the 6’ fence of the neighbouring garden, resulting in a loss of privacy for those neighbours from overlooking. The neighbours’ amenity would be further eroded by the proposed trees in this proposal, caused by loss of an outlook and sunlight.

The drawings for the retaining wall were unclear. The Committee expressed strong concerns that the retaining wall was unsound and therefore unsafe. A District Surveyor should make checks in this regard, if not already undertaken. Members also requested that Environmental Health examine the soil on the site for any contaminants. The developer should be required to remove all the spoil from the site.

The Committee requested that Enforcement Officers expedite action for the removal of the retaining wall and soil dispersed around the site. The garden of this site should be reinstated to its original level, prior to the building of the new house approved under planning application EPF/1508/18.

Members requested a meeting with the Planning Officer, Mr Rahman, at the site during the week commencing 27 February 2023, to discuss the issues surrounding this site and the proposed solutions to address these matters.

The Committee strongly supported the comments of the LRA Plans Group regarding this planning application.”

The Committee further commented that the number of times this application had come before it, without any action or significant changes being made was unacceptable and a waste of its resources.

Members requested that this application be placed before Area Planning Sub-Committee South as a matter of urgency and suggested that a site visit should be considered for that Committee to view the situation.

It was however NOTED from the photographs provided for this re-consultation, that further planning breaches had taken place: namely the window on the flank wall did not contain opaque glass as conditioned in Planning Approval – EPF/1508/18, to protect the privacy of the neighbours; and that two air conditioning units had been installed along this flank wall, without planning permission. These units would have an unacceptable effect on the amenity of the neighbours at no.17 caused by noise pollution. These additional matters should be brought to the attention of the Enforcement Officer as a matter of urgency.

PL393 Epping Forest District Council – Adopted Local Plan March 2023

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

PL394 Planning Applications

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

394.1 Application No: EPF/0188/23

Officer: Loredana Ciavucco

Location: 36 Chequers Road, Loughton, IG10 3PX

Proposal: Single storey side and rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0479/23

Officer: Sukhvinder Dhadwar

Location: 61 Baldwins Hill, Loughton, IG10 1SN

Proposal: Loft conversion comprising replacement roof at a steeper pitch, rear facing dormer and front facing roof windows.

The Committee NOTED the contents of a letter of objection.

Members NOTED that no drawings had been provided regarding the rear elevations for this proposal.

The Committee OBJECTED to this application stating the proposed roof was too high. It was out of keeping and would create a very negative impact on the street scene.

Further, the increase in the number of bedrooms was contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council had both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (LPSV) cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/0517/23

Officer: Alastair Prince

Location: 15 Newnham Close, Loughton, IG10 4JG

Proposal: Erection of a single storey infill extension between dwelling and swimming pool outbuilding.

The Committee OBJECTED to this application on the grounds that it was building to the boundary and an overdevelopment of the site, which would have a negative impact on the amenity of the neighbours. The swimming pool building should remain subservient to the main dwelling.

Application No: EPF/0521/23

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Proposed Extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0525/23

Officer: Rhian Thorley

Location: 55 Valley Hill, Loughton, IG10 3AL

Proposal: Install a conservatory to the rear of the property.

The Committee had NO OBJECTION to this application.

Application No: EPF/0561/23

Officer: Mohinder Bagry

Location: 12 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Single storey rear extension, side extension at first floor with pitched roof over and ground floor side infill extension of existing undercroft area.

The Committee OBJECTED to this application on the grounds that the proposal was building to the boundary. It would create a negative impact on the street scene, creating a terracing effect.

Application No: EPF/0599/23

Officer: Muhammad Rahman

Location: 14 Tycehurst Hill, Loughton, IG10 1BU

Proposal: Part demolition of existing building. Two storey side and rear extension with internal alterations. Second floor within roof space.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that the proposal was building to the boundary. It would create a negative impact on the street scene, creating a terracing effect.

Further, the increase in the number of bedrooms was contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council had both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (LPSV) cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/0612/23

Officer: Muhammad Rahman

Location: 11 Forest View, Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Demolition of existing garage. New garage providing new lower ground floor entrance canopy and storage areas.

Ground floor extension over new garage with new hipped roof providing additional space to existing bedroom.

Alterations to existing dormer on North East elevation.

Single storey rear extension with new gable roof and glazing.

The Committee had NO OBJECTION to this application.

However, members expressed regret at the overall loss of character to the street scene in Eleven Acre Rise caused by the recent redevelopment and style of many of the properties in this road.

394.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0496/23

Officer: Caroline Brown

Location: 24 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Certificate of lawful development for a proposed rear dormer roof extension in connection with a loft conversion.

Application No: EPF/0506/23

Officer: Alastair Prince

Location: 54 Habgood Road, Loughton, IG10 1HE

Proposal: Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

Application No: EPF/0542/23

Officer: Rhian Thorley

Location: 7 Millsmead Way, Loughton, IG10 1LR

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Application No: EPF/0563/23

Officer: Sukhvinder Dhadwar

Location: 75 High Beech Road, Loughton, IG10 4BN

Proposal: Certificate of lawful development for proposed single storey side extension and garage conversion into a habitable room.

Application No: EPF/0618/23

Officer: Alastair Prince

Location: 146 Roding Road, Loughton, IG10 3BS

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

394.3 Others – provided for information only: EPF/0488/23, EPF/0608/23 and EPF/0609/23

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

PL395 Decisions

395.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL396 Licensing Applications

No licensing applications had come to the attention of officers.

PL397 Enforcement and Compliance

397.1 No reports had been received.

Signed:

Date: 17 April 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 17 April 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman S Murphy
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

1 Member of the public

PL398 Apologies for Absence

Apologies for absence had been received from Cllr Rainbow for this meeting.

PL399 Declarations of Interest

The Committee declared a non-pecuniary interest in planning applications: EPF/2846/22 – 3 Ashley Grove Staples Road; EPF/0573/23 – 43 Alderton Hill EPF/0630/23 – 39 The Drive; and EPF0699/23 – Corner Garth Nursery Road, owing to comments received from the Loughton Residents Association Plans Group.

PL400 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 3 April 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL401 Matters for Report

401.1 Planning Re-consultation

**401.1.1 EPF/0015/23 – 33 Tycehurst Hill, Loughton, IG10 1BX.
Proposal: Rear extension to the first floor, loft conversion,
new side dormer to accommodate stair and WC/shower
room. *AMENDED PLANS* – Min no PL346.1**

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

The Committee had NO OBJECTION to this application.

PL402 Planning Applications

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

402.1 Application No: EPF/2740/22

Officer: Ian Ansell

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: Rear Extension, Side Extension, Loft Conversion and Facade Alterations.

The Committee OBJECTED to this application stating it was overbearing. The proposed roof was too high, the ridge height should be no higher than the uphill neighbour. The design was incongruous and out of keeping, particularly the large window at the front of the property, which would result

in a very negative visual impact on the street scene. The excessive glazing would also result in light pollution.

The double-storey rear extension extended beyond the footprint; this would create a negative impact on the visual amenity causing a loss of amenity for the neighbours.

Further, the increase in the number of bedrooms was contrary to the Special Area of Conservation (SAC) and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council had both advised in their main modifications responses to the Inspector (autumn 2021) that the Local Plan – submission version (LPSV) cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/2846/22

Officer: Mohinder Bagry

Location: 3 Ashley Grove, Staples Road, Loughton, IG10 1HS

Proposal: Single storey front extension.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0320/23

Officer: Mohinder Bagry

Location: 89 Forest Road, Loughton, IG10 1EF

Proposal: Retention of 1st floor windows to front elevation as built: Amendment to permission for extensions and alterations to convert one dwelling to two dwellings.

Members deplored the retrospective nature of this application. The raising of the roof was incongruous enough, the uneven windows was a step too far.

The Committee OBJECTED to this application on the grounds that it was of poor design and unbalanced. It was out of keeping resulting in a negative impact on the street scene.

Application No: EPF/0490/23

Officer: Rhian Thorley

Location: 25 Ladyfields, Loughton, IG10 3RR

Proposal: The end of terraced house double storey side extension.

The Committee OBJECTED to this application on the basis that it was overbearing, garden grabbing and would be out of keeping with the street scene. The proposal would result in a negative impact on the outlook of the neighbours.

The extension was too large and was trying to create a second property. It was not visually subservient and needed to be much smaller.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/0573/23

Officer: Muhammad Rahman

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Demolition of existing house and construction of new detached dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the mansion style design would be detrimental to the visual amenity of the area. The floor to ceiling heights were oversized. The sheer height of the ground and first floors were considerably higher than the neighbouring properties. This would be exacerbated by the oversized vertical fenestration which was out of keeping with the local townscape and would dominate this part of Alderton Hill. The unattractive design was totally out of character, it should blend in with the area, not create an eyesore.

The front gates were also too large, again, more befitting a countryside stately home. The separate building for staff accommodation was unacceptably small and should be attached to the main house.

It is unsustainable to knock down existing buildings and replace them with completely new builds. The existing building represented an enormous investment in carbon and energy already, to simply throw it into the skip was unacceptable.

The additional vehicular movements to remove the entire existing building and replace it with a brand new one would also impact on the EFSAC.

Application No: EPF/0606/23

Officer: Alastair Prince

Location: 56 Spring Grove, Loughton, IG10 4QE

Proposal: Proposed single storey rear extension incorporating hip to gable roof above existing side extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0619/23

Officer: Caroline Brown

Location: 23 Queens Road, Loughton, IG10 1RR

Proposal: Erection of outbuilding / garden shed.

The Committee had NO OBJECTION to this application.

Application No: EPF/0630/23

Officer: Rhian Thorley

Location: 39 The Drive, Loughton, IG10 1HB

Proposal: Extension and minor alterations

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that the height and depth of the rear extension was out of keeping with the area and would impact on the amenity of No 41 The Drive.

Members considered this was already a tight plot with insufficient room to extend. The proposal risked spoiling the character of the house and its original features, knocking out the symmetry and negatively impacting the street scene.

Application No: EPF/0639/23

Officer: Loredana Ciavucco

Location: 42 Ollards Grove, Loughton, IG10 4DW

Proposal: Two storey rear extension, front balcony & bin store, replaced windows & doors throughout.

The Committee OBJECTED to this application on the grounds that it was out of keeping resulting in a negative impact on the street scene.

The front balcony would set a precedent. The rear balcony would affect the neighbours' privacy. The large, incongruous side window would also result in light pollution for the neighbour which could not be resolved by using opaque glass.

The excessive glass in the rear of this proposal would cause light pollution, which was of particular concern as this dwelling is near the Forest.

Application No: EPF/0657/23

Officer: Robin Hellier

Location: 6 Connaught Avenue, Loughton, IG10 4DP

Proposal: TPO/EPF/05/12

T1: Cedar - Crown thin, as specified. Reduce selected lateral branches, as specified. Crown lift, 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/0699/23

Officer: Loredana Ciavucco

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Proposed improvements and extensions.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application due to its mass and bulk. This is a double fronted property, and it should not project forward any further than it currently does onto either road. As such this would be an overdevelopment of the plot and harmful to the townscape of Nursery Road and High View Close.

The development would be out of keeping and very overbearing on the neighbouring property. The proposal created no amenity space for the residents of the new dwelling.

Further, the increase in the number of bedrooms is contrary to the SAC and would result in more car pollution and a subsequent impact on the air quality to the SAC.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

402.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0620/23

Officer: Muhammad Rahman

Location: 51 Algiers Road, Loughton, IG10 4NF

Proposal: Certificate of lawful development for a proposed replacement window, rear dormer in connection with a loft conversion and side and rear ground floor extensions.

403.3 Others – provided for information only: EPF/0616/23

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

PL404 Decisions

404.1 Decisions by Epping Forest District Council

The Committee NOTED the decision notices for March 2023.

PL405 Licensing Applications

No licensing applications had come to the attention of officers.

PL406 Enforcement and Compliance

406.1 No reports had been received.

Signed:

Date: 2 May 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Tuesday 2 May 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham S Murphy K Rainbow
J Riley G Wiskin

Also present:

Officers: Debra Paris (Planning Committee Clerk)

PL407 Apologies for Absence

There were no apologies for absence for this meeting.

PL408 Declarations of Interest

Members had no declarations of interest for any items on this agenda.

PL409 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 17 April 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL410 Matters for Report

410.1 Notice of Appeal

**410.1.1 EPF/0178/23 – 79 Whitehills Road, Loughton, IG10 1TU.
Proposal: Hip to gable loft conversion with rear dormer and side enclosure for proposed staircase. (Appeal ref no: APP/J1535/D/23/3320126 – Min no PL365.1)**

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

PL411 Planning Applications

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

411.1 Application No: EPF/0296/23

Officer: Rhian Thorley

Location: 87 Goldings Road, Loughton, IG10 2QW

Proposal: Demolish existing garage and replace with two storey side extension with hipped roof, rooflights and integrated garage.

The Committee had NO OBJECTION to this application.

Application No: EPF/0675/23

Officer: Muhammad Rahman

Location: 297 High Road, Loughton, IG10 1AH

Proposal: Store fit out and new external fascia and temporary graphic vinyls on store front during works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0679/23

Officer: Muhammad Rahman

Location: 297 High Road, Loughton, IG10 1AH

Proposal: New external fascia and temporary graphic vinyls on store front during works.

The Committee had NO OBJECTION to this application.

Application No: EPF/0695/23

Officer: Loredana Ciavucco

Location: 35 Barfields, Loughton, IG10 3JH

Proposal: Single storey ground floor front and rear extension. two storey side and part first floor rear extension.

The Committee OBJECTED to this application, reiterating its previous comments to planning application EPF/2864/22 for this site, min no PL337.1, which were:

“The Committee OBJECTED to this application on the grounds that the proposal was building beyond the building line and would knock out the symmetry of this pair of semis, resulting in a terracing effect which would set a dangerous precedent in this area, negatively impacting the street scene. The first-floor balcony would be imposing on the amenity of the neighbours. Members considered in-filling the gap with a single storey extension with pitched roof would be more acceptable.”

Application No: EPF/0697/23

Officer: Alastair Prince

Location: Consort House, 49 Forest View Road, Loughton, IG10 4DY

Proposal: Alterations and extensions to existing detached house including loft conversion, altered fenestration, basement extension with raised balcony over, extension and alteration to the existing utility area and gym to make a new double garage with store under and structural glass link to new detached annexe building on ground and basement levels.

The Committee OBJECTED to this application. Members considered the proposal by reason of the position and configuration of the rooms and garage alluded to a second property.

The Committee did not believe that the applicant had addressed its previous objection regarding the boundary treatment for this site, and reiterated its previous comments that it would result in a negative impact on the street scene and was out of character with the road which had an open aspect.

Members requested that should the local planning authority be minded to approve this application, that a condition be imposed for the extension to remain ancillary to the main dwelling.

Application No: EPF/0724/23

Officer: Rhian Thorley

Location: 5 Staples Road, Loughton, IG10 1HP

Proposal: Re- design of the front garden.

The Committee had NO OBJECTION to this application.

Application No: EPF/0729/23

Officer: Robin Hellier

Location: 19 Kenilworth Gardens, Loughton, IG10 3AG

Proposal: TPO/EPF/06/16

T1: Oak - Crown reduce to previous pruning points, as specified. Crown thin, 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.

Members requested that any proposed works should however be undertaken after the nesting/growing season had finished.

Application No: EPF/0780/23

Officer: Robin Hellier

Location: 27 High Road, Loughton, IG10 4JJ

Proposal: TPO/EPF/09/97

T8: Cedar - Crown reduce by up to 2m, 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.

Members requested that any proposed works should however be undertaken after the nesting/growing season had finished.

Application No: EPF/0869/23

Officer: Robin Hellier

Location: 8 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: TPO/CHI/02/70 (Ref: A1)

T1: Ash - Crown reduce by up to 4m, 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.

Members requested that any proposed works should however be undertaken after the nesting/growing season had finished.

411.2 Deemed Permission – provided for information only:

The Committee NOTED the following applications:

Application No: EPF/0238/23

Officer: Muhammad Rahman

Location: Roding Valley Recreational Ground Roding Road Loughton IG10

Proposal: Lawful Development Certificate for proposed relocation and upgrade of children's play area.

Application No: EPF/0671/23

Officer: Mohinder Bagry

Location: 48 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Loft conversion involving rear dormer and 2no front facing roof lights. Ground floor front porch extension.

Application No: EPF/0693/23

Officer: Alastair Prince

Location: 45 River Way, Loughton, IG10 3LJ

Proposal: Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Application No: EPF/0725/23

Officer: Ian Ansell

Location: Alderton County Junior And Infant School, Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Proposed lawful Development Certificate submission for proposed new hard surface measuring 28sqm.

Application No: EPF/0745/23

Officer: Caroline Brown

Location: 52 River Way, Loughton, IG10 3LH

Proposal: Certificate of lawful development for proposed garden room.

411.3 Others – provided for information only: EPF/0759/23, EPF/0793/23, and EPF/0891/23

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

PL412 Decisions

412.1 Decisions by Epping Forest District Council

No decision notices had been received.

PL413 Licensing Applications

No licensing applications had come to the attention of officers.

PL414 Enforcement and Compliance

414.1 No reports had been received.

Signed:

Date: 15 May 2023

LOUGHTON TOWN COUNCIL

PLANNING AND LICENSING COMMITTEE

MINUTES of the Meeting held on Monday 15 May 2023 at 7.30pm at Loughton Town Council Chamber, 1 Buckingham Court

Committee Members:

Councillors: C Davies (in the Chair)
P Abraham W Kauffman (until min no.420.1)
S Murphy K Rainbow J Riley
D Wixley (as substitute for Cllr Wiskin)

Also present:

Officers: Debra Paris (Planning Committee Clerk)
Jonathon Glynn (Finance Officer – Acting Planning Committee Clerk)

2 Members of the public.

The Committee AGREED to bring forward in the agenda planning application, EPF/0848/23 – 75 Smarts Lane, after agenda item 3, Confirmation of Minutes, as members of the public present had an interest in this item.

PL415 Apologies for Absence

Apologies for absence were received from Cllr Wiskin. Cllr Wixley had been nominated as his substitute for this meeting.

PL416 Declarations of Interest

Cllr Murphy declared a non-pecuniary interest in agenda item 4.1.1 – Notice of Appeal in respect of planning application, EPF/1478/22 – 16 Station Road, as she knows the applicant.

Cllr Wixley 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 Subcommittee 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 planning application, EPF/0669/23 – Garages at Pyrles Lane, a development by Epping Forest District Council upon which he had been consulted on two occasions in his role as Ward Councillor for Fairmead.

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

- i. EPF/2834/22 – 120-122 Valley Hill; EPF/0154/23 – Oaklands House, Oaklands, Warren Hill; EPF/0750/23 – 8 Firs Drive; EPF/0760/23 – 5 Staples Road; EPF/0800/23 – 22 Coteford Close; EPF/0894/23 – 61 Traps Hill; and EPF/0943/23 – 2 Goldings Road, owing to comments received from the Loughton Residents Association Plans Group (LRAPG); and
- ii. EPF/0760/23 – 5 Staples Road, owing to comments received from a neighbour, Chris Pond, who is a Loughton Town Councillor.

PL417 Confirmation of Minutes

The Minutes of the meeting of the Planning and Licensing Committee held on 2 May 2023 were CONFIRMED as a correct record and signed by the Chairman.

PL418 Planning Application

The following planning application was CONSIDERED, and the plans inspected.

418.1 Application No: EPF/0848/23

Officer: Loredana Ciavucco

Location: 75 Smarts Lane, Loughton, IG10 4BU

Proposal: Part single and part 2 storey side extension, part 1st floor rear extension and alterations to existing ground floor rear extension.

The Committee NOTED the contents of a letter 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 it was overbearing for such a small site. The proposal was too bulky and would create a terracing effect. It would lead to overlooking, resulting in a negative impact on the amenity of the neighbours at no 77.

Members also commented that the plans were incomplete as they failed to provide drawings showing the side elevations.

PL419 Matters for Report

419.1 Notices of Appeal

419.1.1 EPF/1478/22 – 16 Station Road, Loughton, IG10 4NX.

Proposal: Proposed replacement dwelling. (Appeal ref no: APP/J1535/W/22/3312511 – Min no PL271.1)

The Committee strongly supported the refusal reason of Epping Forest District Council in respect of this application; and reiterated its previous comments which were:

“The Committee OBJECTED to this application on the grounds that by nature of its excessive height and bulk the proposed dwelling will sit uncomfortably on the plot, be out of character with this part of Station Road, dominating and being overbearing to the neighbouring properties. It should be set well back from both side boundaries.”

419.1.2 EPF/2398/22 – 26 Ladyfields, Loughton, IG10 3RP.

Proposal: Erection of new one bedroom, two person, two storey dwelling attached to the existing house. (Appeal ref no: APP/J1535/W/23/3315330 – Min no PL311.1)

The Committee strongly supported the refusal reasons of Epping Forest District Council in respect of this application; and reiterated its previous comments which were:

“The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating it was an attractively laid area around the road junction, which would be seriously visually disrupted.

The bulge in the side of the proposed dwelling was out of character with the area and imbalanced the terrace. Due to the

odd shape of the building and roof the rainwater flowing down, the roof would require ugly sloping gutters or guides to stop the water cascading over the boundary.

The garden to the new dwelling was too small.

*The proposed extra property on this site would place extra stress on the EF SAC. Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.”*

PL420 Planning Applications

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

420.1 Application No: EPF/2834/22

Officer: Muhammad Rahman

Location: 120 & 122 Valley Hill, Loughton, IG10 3AU

Proposal: Demolition of existing two-storey semi-detached property and one-storey structure to create an eight-unit (Flats) Passivhaus development.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application on the grounds that it was an overdevelopment of the site. It was an overbearing, unattractive design. The bulk and proposed materials were out of character and would create a negative impact on the street scene.

The proposal site is located at an extremely busy and dangerous junction, with White Bridge Primary school in close proximity. It would also add to the existing pressures on parking in the area.

Members strongly supported the holding objection of the Tree and Landscaping Officer regarding this application.

Natural England and Loughton Town Council have both advised in their main modifications responses to the Inspector (autumn 2021) that the LPSV cannot yet be considered justified, effective, or consistent with national policy in relation to detriment to the SAC. Therefore, we **object to this application** because of the urbanisation effect, burden on recreational pressure, and damage to air quality in the SAC that the application, alone or with other projects, will engender.

Application No: EPF/0150/23

Officer: Caroline Brown

Location: 14 Baldwins Hill, Loughton, IG10 1SD

Proposal: Demolition of existing conservatory and the construction of a single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0154/23

Officer: Sukhvinder Dhadwar

Location: Oaklands House, Oaklands, Warren Hill, Loughton, IG10 4RL
Proposal: Remodelling of existing basement and conservatory to the left side of the existing family dwelling.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application stating that this further extension to this large dwelling represented an overdevelopment of the site. The conservatory at the front went beyond the building line and would be visually intrusive, particularly in the evening when illuminated. Whilst it is currently partially hidden by greenery there is no guarantee that would remain.

The design statement claims a one-bedroom unit is being created in the basement which will have “independent use”. This is not reflected in the description of development. Members considered this to be substandard for separate living accommodation with no outlook and very poor daylighting. They also noted that some of the other rooms on ground floor level would have poor daylighting levels.

The Committee supported the holding objection of the Tree and Landscaping officer in respect of this application.

The Committee requested that should the local planning authority be minded to approve the application that a condition be imposed that the extension remains ancillary to the main dwelling.

Application No: EPF/0669/23

Officer: Muhammad Rahman

Location: Garages at Pyrles Lane, Loughton, IG10 2NW

Proposal: Demolition of existing garages and the addition of 3 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 4 no. parking spaces, standalone bin stores to the front of the property and private cycle stores to rears of each house.

The Committee had NO OBJECTION to this application.

However, members requested that should the local planning authority be minded to approve the application that the following conditions be imposed:

- i. Permitted Development rights to be removed from this development, to protect the amenity of residents in neighbouring properties in Pyrles Lane and Grosvenor Drive, due to its close proximity to those dwellings.
- ii. Materials used (particularly for the roofing – which should be red tiles) should match those of surrounding properties to blend in and maintain the existing street scene.
- iii. Screening should be provided to protect the amenity of residents of neighbouring properties in Pyrles Lane and Grosvenor Drive.
- iv. A fire hydrant supply should be provided on site to compensate for the lack of access for a fire vehicle.

Application No: EPF/0746/23

Officer: Caroline Brown

Location: 52 River Way, Loughton, IG10 3LH

Proposal: Single storey rear extension.

The Committee had NO OBJECTION to this application.

Application No: EPF/0750/23

Officer: Kie Farrell

Location: 8 Firs Drive, Loughton, IG10 2SL

Proposal: Two storey rear extension & dormer window; Alter front dormer window; Add gable end roof over garage.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to this application.

Application No: EPF/0760/23

Officer: Stella Sudekum

Location: 5 Staples Road, Loughton, IG10 1HP

Proposal: Replacement front door and surround.

The Committee NOTED the contents of two letters of objection.

The Committee OBJECTED to this application believing Staples Road was designated a conservation area because virtually all the doors, windows and other architectural features of the houses are original. Thus, the Article 4 Direction, which removes the permitted development rights on doors. The front door is the same design as that on no 7, built by the same builder at the same time; it is four panelled, cross-filled tongue and groove and stop-chamfered. No 5 has had a letterplate fitted; but No 7 never has.

Unless there is some justification for the replacement door other than change for change's sake, the Committee consider the original fabric should be retained to preserve the special character of the conservation area. These losses can add up and lead to a creeping erosion of the conservation area unless the change can be justified as a necessary change.

Application No: EPF/0767/23

Officer: Kie Farrell

Location: 14 Brook Road, Loughton, IG10 1BW

Proposal: Conversion of loft space into bedroom and bathroom, hipped roof changed to gable end, front and rear dormer windows, 4no. roof windows. Internal ground reconfiguration with 3no. sets of bi-folding doors to rear elevation, replacing existing doors and window.

The Committee OBJECTED to this application on the grounds that the proposal was an ungainly, unattractive overdevelopment on a prominent corner. This would create a negative impact on the street scene in this part of Brook Road.

Application No: EPF/0798/23

Officer: Sukhvinder Dhadwar

Location: Forest Rise, Debden Road, Loughton, IG10 2NY

Proposal: Variation to condition 2 approved drawings on EPF/3476/17 and EPF/2813/20 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

The Committee had NO OBJECTION to this application.

Application No: EPF/0800/23

Officer: Alastair Prince

Location: 22 Coteford Close, Loughton, IG10 2NT

Proposal: Proposed single storey side and rear extension including raised rear timber decking. Proposed dropped kerb the width of the application site.

The Committee NOTED the contents of a letter of objection.

The Committee had NO OBJECTION to the proposed extension for this application.

However, members requested that should the local planning authority be minded to approve the application that a condition for screening of the terrace be imposed, to protect the amenity of the neighbour at no.21 caused by overlooking.

The Committee OBJECTED to the proposed dropped kerb being the width of the application site. This would take away on-street parking provision from an area already suffering from lack of parking. The existing crossover for this site was deemed to be sufficient.

Application No: EPF/0824/23

Officer: Mohinder Bagry

Location: 8 Avondale Drive, Loughton, IG10 3BZ

Proposal: Rear extension with pitched roof and 2 rooflights.

The Committee OBJECTED to this application stating it was too large, by reason of the depth of the extension. This would result in a negative impact on the amenity of the neighbours.

Application No: EPF/0850/23

Officer: Caroline Brown

Location: 72 Queens Road, Loughton, IG10 1RS

Proposal: Demolition and re-build of front porch and re-modelling of front garden landscape.

The Committee OBJECTED to this application. The plans provided contained no drawings of the proposed porch to enable proper consideration of this proposal.

Cllr Kauffman was granted permission to leave the meeting at this point.

Application No: EPF/0858/23

Officer: Alastair Prince

Location: 41 The Lindens, Loughton, IG10 3HS

Proposal: Removal of part catslide roof and part flat roof at rear and erection of first floor rear extension.

The Committee OBJECTED to this application stating it was an overdevelopment for the area. It would be out of keeping, resulting in a loss of character.

Application No: EPF/0893/23

Officer: Marie-Claire Tovey

Location: Debden Security Printing Ltd, Langston Road, Loughton, IG10 3PB

Proposal: Western elevation changes - removal of 4no. existing timber external doors and a steel panel with glazed section - replaced with 4no. new aluminium frames glazing and new aluminium external double leaf door module with vision panels.

The Committee OBJECTED to this application stating it would result in a loss of character and heritage.

The Bank of England printing works is an historic building, in near original condition. During the construction of this iconic industrial building, artist Feliks Topolski was commissioned to create a photographic and artistic record. Taking this into account the Committee considered it important to preserve the building's integrity and authenticity.

Therefore, if it is necessary to replace the doors due to poor condition of the existing, then the replacement doors should replicate the original design (believed to be 1950s) to maintain the history and heritage of this building.

Application No: EPF/0894/23

Officer: Sukhvinder Dhadwar

Location: 61 Traps Hill, Loughton, IG10 1TD

Proposal: Alterations to the front-facing facade of the property, including the removal of the existing chimney stack, removal of the front protruding single-storey outrigger, repairs to the main roof, new altered window and entrance door openings with dormer windows, new entrance porch, and new stone detailing and painted render to the facade.

- Alterations to the rear-facing facade of the property, with new patio glazed doors to the rear garden.
- Slight raising of the existing single-storey side extension by approximately 300mm.
- New replacement roof-light to the existing ground floor single-storey side extension.
- Internal modifications

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, reiterating its previous comments for planning application EPF/1755/22, Min no PL264.1, which were:

“The Committee OBJECTED to this application on the basis of design and subsequent loss of character. Any major alteration to this property would be detrimental to the street scene. No 61 is one of Loughton's quirkiest buildings and should not be sanitised. The proposed alterations would be detrimental to the character and architectural interest to this part of Traps Hill.”

Application No: EPF/0912/23

Officer: Rhian Thorley

Location: 40 Ibbetson Path, Loughton, IG10 2AS

Proposal: Demolition of the existing single storey side extension and erection of a new single storey rear and side wrap around extension, including the replacement of all existing windows.

Members believed this proposal was no different to the previous application for this site.

The Committee OBJECTED to this application, reiterating its previous comments for planning application EPF/0327/23, Min no PL376.1, which were:

“The Committee OBJECTED to this application on the grounds that the proposed extension was too large for this house. Six bedrooms for a house this size was too many, with some of the bedrooms appearing to be below the nationally prescribed space standards. Members believed this proposal appeared to be a conversion into an HMO. The property should be retained as a family home.

There was not enough habitable space for the occupants and eight people sharing two bathrooms was not considered fit for modern living.

Members noted that Ibbetson Path was already a very cramped road, with excessive parking.”

Application No: EPF/0934/23

Officer: Mohinder Bagry

Location: 2 Goldings Road, Loughton, IG10 2QN

Proposal: Part single part double storey rear extension.

The Committee NOTED the contents of a letter of objection.

The Committee OBJECTED to this application, considering it an overdevelopment which would double the size of the house. The ground floor extension was too large and should be reduced in length; it was nearly as large in volume as the main floor of the dwelling when it should read as being subservient to the main building. The windows on the side would overlook 2E Goldings Road, affecting the occupants’ amenity.

420.2 Deemed Permission – provided for information only:

The Committee NOTED the following application:

Application No: EPF/0920/23

Officer: Loredana Ciavucco

Location: 4 Prescott Green, Loughton, IG10 2AQ

Proposal: Certificate of lawful development for a proposed single storey rear extension.

420.3 Others – provided for information only: EPF/0931/23

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

PL421 Decisions

421.1 Decisions by Epping Forest District Council

The Committee NOTED the decisions received from Epping Forest District Council for April 2023.

PL422 Licensing Applications

No licensing applications had come to the attention of officers.

PL423 Enforcement and Compliance

423.1 No reports had been received.

Signed:

Date: 30 May 2023