



Clerk to the Council
Anthony-Louis Belgrave
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5th February 2021

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a virtual meeting of the **PLANNING COMMITTEE** which will be held on **Thursday 11th February 2021 utilising the Zoom Communications Services**, hosted from the **Parish Council Offices**, Hainault Road, Chigwell at **7.30pm** to transact the business shown in the Agenda below.

Meeting ID: 886 2558 6483

Password: 733564

Anthony-Louis Belgrave
Clerk to the Council

AGENDA

1. RECORDING OF MEETINGS

Members of the Public and Councillors are asked to note that in accordance with Standing order 3 (1) photographing, recording, broadcasting or transmitting the proceedings of a meeting may take place.

2. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

3. OTHER ABSENCES

To **NOTE** any absences for which no apology has been received.

4. CONFIRMATION OF MINUTES 

To **APPROVE**, as a correct record, the Minutes of the Planning Committee held on 28th January 2021.



5. DECLARATIONS OF INTEREST

To **RECEIVE** any Declarations of Interest by Members

- *A Member with a personal interest in a matter must consider whether it is a “prejudicial interest” (i.e. prejudicial to the public interest).*
- *A Member must consider him/herself as having a prejudicial interest if it is a personal interest which a member of the public with knowledge of the relevant facts would regard as so significant and particular that it could prejudice the Member’s judgement of the public interest.*
- *Members are asked to **NOTE** that if a planning issue is for discussion at both Parish and District level and Councillors sit on both authorities it should be made clear that the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level.*

Any Member who is unsure if a personal interest needs to be declared should consult the Clerk for clarification.

6. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

In accordance with the agreed procedure (Minute No. 251), no speaker shall be heard unless he/she has given the Clerk notice of intention to speak by 2.00pm on the day preceding the meeting; no more than three members of the public may speak on any one application; there is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

7. PLANNING APPLICATIONS

- 7a) To **CONSIDER** the following applications, received for the weeks ending 29th January 2021 & 5th February 2021 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/1764/20 <i>Natalie Price</i>	37 Chester Road Chigwell IG7 6AH <i>Mr Asim Mahmood</i>	Proposed construction of an outbuilding to the end of the garden. (Amended Plans)
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=640599</p>			



2.	EPF/0021/21 <i>Muhammad Rahman</i>	99 and 101 Manor Road Chigwell IG7 5PN <i>Mr Alex Aviram</i>	Prior Approval for enlargement of dwellings by construction of an upwards extensions of two storeys to both properties.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646734</p>			
3.	EPF/0007/21 <i>Caroline Brown</i>	45 Hainault Road Chigwell IG7 5DQ <i>Mr Akwala Deol</i>	Single storey front/side extension to create garage/storage area and change of use of existing garage into kitchen/lounge area.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646655</p>			
4.	EPF/3064/20 <i>Muhammad Rahman</i>	110 Luxborough Lane Chigwell IG7 5AA <i>Mr Darey</i>	Siting of a timber framed garden building for use as ancillary accommodation. (granny annexe) <i>(Amended application to EPF/2426/20)</i>
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646476</p>			
5.	EPF/3073/20 <i>Caroline Brown</i>	Unit r/o 155 Manor Road Chigwell IG7 5QA <i>Mr R Minal Harji</i>	Proposed new B1A - business start-up unit to the rear of 155 Manor Road.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646496</p>			



6.	EPF/3083/20 <i>Muhammad Rahman</i>	70 Lechmere Avenue Chigwell IG7 5EU <i>Mr Ross Markham</i>	Erection of ground and first floor rear extension.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646595</p>		
7.	EPF/3085/20 <i>Brendan Meade</i>	Fairways Grove Lane Chigwell IG7 6JQ <i>Mr Lloyd Rosenthal</i>	Single storey side extension
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646597</p>		
8.	EPF/2998/20 <i>Marie-Claire Tovey</i>	Patsalls, Coach House Pudding Lane Chigwell IG7 6BY <i>Mr Dhallu</i>	Grade II Listed Building Consent for partial demolition and restoration of existing Coach House, construction of a 4 bedroom dwelling for use as the main residence and transfer of the Coach House to ancillary use. Full demolition of stable building.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646246</p>		
9.	EPF/0064/21 <i>David Maguire</i>	6 Courtland Drive Chigwell IG7 6PN <i>Mr Bakhtyar</i>	Proposed front garage extension.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646899</p>		



10.	EPF/0066/21 <i>Muhammad Rahman</i>	147 Lambourne Road Chigwell IG7 6EJ <i>Mr Dev Patel</i>	First floor front extension and alteration to existing dormer to provide balcony.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646933</p>		
11.	EPF/2771/20 <i>Brendan Meade</i>	45 Lambourne Road Chigwell IG7 6EZ <i>Mr Raymond Sullivan</i>	Dropped kerb to allow access to double fronted driveway
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645162</p>		
12.	EPF/2414/20 <i>Ian Ansell</i>	Grange Farm, Land And Buildings At High Road Chigwell IG7 6DP <i>Mr R Draper</i>	Erection of detached house to provided tied accommodation for occupation by Centre Manager and family.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643615</p>		
13.	EPF/0112/21 <i>Brendan Meade</i>	24 Murtwell Drive Chigwell IG7 5ED <i>Mr R Khajuria</i>	Loft conversion with rear dormer and roof alterations. <i>(Amended application to EPF/1831/20)</i>
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647041</p>		



14.	EPF/0114/21 <i>Ian Ansell</i>	Land Adjoining 33 Maypole Drive Chigwell IG7 6DE <i>Mr Colin Stone</i>	Construction of two dwellings. (Revised application to EPF/2164/20)
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647043</p>			
15.	EPF/0147/21 <i>David Maguire</i>	Crowborough Cottage 140 High Road Chigwell IG7 5BQ <i>MR CHANDRRA SEKHAAR</i>	Addition of front porch with balcony above and alterations to front fenestrations.
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=647199</p>			
16.	EPF/2811/20 <i>Muhammad Rahman</i>	Willow Park Farm Millers Lane Chigwell IG7 6DG <i>Mr Hussain</i>	Relocation of ancillary building previously approved under EPF/1381/20 .
<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645356</p>			

7b) To **CONSIDER** any other planning applications received since the agenda was prepared.

7c) To **NOTE** the following Applications, which are provided for information. The District Council cannot accept comments on these Applications:

1.	EPF/2947/20 <i>David Maguire</i>	18 Coopers Close Chigwell IG7 6EU <i>Richard Chard and Sarah Adeji</i>	Certificate of Lawful Development for proposed loft conversion, front porch and rear garden room.
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2.	EPF/0063/21 <i>Sophie Ward Bennett</i>	Tutein Farm Grove Lane Chigwell IG7 6JQ <i>Mr I Stephenson</i>	Application for approval of details reserved by condition 4 'Materials' on planning permission EPF/0327/18 (Demolition of existing annex and auxiliary outbuilding and erection of replacement annexe, and erection of two storey rear extension and front porch to existing house)
3.	EPF/2881/20 <i>Graham Courtney</i>	33 Gravel Lane Chigwell IG7 6DA <i>Mr Andrew Martin</i>	Application to determine if Prior Approval is required for a Larger Home extension measuring 4.6 metres, height to eaves of 2.40 metres & a maximum height of 2.75 metre (Existing extension removed)
4.	EPF/0086/21 <i>David Maguire</i>	Amberley Roding Lane Chigwell IG7 6BE <i>Mr Wilson</i>	Application for a Lawful Development certificate for a proposed demolition of an existing rear conservatory & erection of a single storey rear extension.
5.	EPF/0106/21 <i>Brendan Meade</i>	97 Grange Crescent Chigwell IG7 5JD <i>Mr Michael Ioannou</i>	Application for a Lawful Development Certificate for proposed construction of 2 rear outbuildings.

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

8a) Applications on which the Parish Council had no objections where permission has been GRANTED.

EPF/1509/20 <i>Brendan Meade</i>	19 Hainault Road Chigwell IG7 6QU <i>Mr M Sharma</i>	Proposed demolition of an existing three-bedroom bungalow and erection of a new five-bedroom dwelling house. (Amended application to EPF/2030/18)
EPF/2360/20 <i>Marie-Claire Tovey</i>	Luxborough Lane Bridge Luxborough Lane Chigwell IG7 5DF <i>Mr Gopalasingam Pirathapan</i>	Construction of new bridge adjacent to the existing damaged bridge.



EPF/2635/20 <i>David Maguire</i>	18 Ely Place Chigwell IG8 8AG <i>Mr Roger Goldie</i>	Extension of existing front porch.
EPF/2636/20 <i>Caroline Brown</i>	9 Tudor Close Chigwell IG7 5BG <i>Manish Kabra</i>	Part two, part single storey rear extensions.
EPF/2651/20 <i>Brendan Meade</i>	5 Parkland Close Chigwell <i>Mr Elliot Castle</i>	Proposed two storey rear extension and two metre single storey side extension.
EPF/2652/20 <i>David Maguire</i>	2 Daylop Drive Chigwell IG7 4QF <i>Mr Ade Afe</i>	Single storey rear extension and loft conversion with rear dormer and Juliet balconies.
EPF/2708/20 <i>Muhammad Rahman</i>	34 Manor Road Chigwell IG7 5PE <i>Mr Bullock</i>	Front infill extension and garage conversion with new windows to front elevation.
EPF/2722/20 <i>Marie-Claire Tovey</i>	Kenswal Grove Lane Chigwell IG7 6JD <i>Mr Dervis Maraslioglu</i>	Erection of outbuilding at the rear garden (retrospective).
EPF/2761/20 <i>Muhammad Rahman</i>	229 Fencepiece Road Chigwell IG7 5EB <i>Mr Mohammed Saalim</i>	Application for a ramped access to the property.
EPF/2817/20 <i>David Maguire</i>	52 Grange Crescent Chigwell IG7 5JF <i>Mrs Amanda Levack</i>	Proposed first floor side extension.



8b) Applications on which the Parish Council raised comments where permission has been GRANTED.

EPF/2420/20 <i>David Maguire</i>	Hillcrest 136 High Road Chigwell IG7 5BQ <i>Mr Eric Mouzourides</i>	Amended application to EPF/2943/18 (Brick built standalone outbuilding for a BBQ facility) - revision to extract flue siting.
<i>Comments of the Parish Council</i>		
The Council OBJECTS to this application, because the proposed structure would enable this residential dwelling to be used for business activities.		
EPF/2560/20 <i>Muhammad Rahman</i>	7 Brook Way Chigwell IG7 6AA <i>Mr R Singh</i>	Proposed granny annexe ancillary to the main residence.
<i>Comments of the Parish Council</i>		
The Council OBJECTS to this application, because the proposed structure would be positioned excessively close to the site boundaries, on three sides.		
EPF/2857/20 <i>Caroline Brown</i>	9 Daleside Gardens Chigwell IG7 6PR <i>Mr Daniel Curtis</i>	Proposed loft conversion with a flat roofed obscured glazed dormer to the side of the main roof.
<i>Comments of the Parish Council</i>		
The Council OBJECTS to this application, because the received application is deficient of a street scene elevation plan.		
EPF/2398/20 <i>Robin Hellier</i>	8 Millbrook 164 Manor Road Chigwell IG7 5PT <i>Mrs Glassar</i>	TPO/EPF/27/82 (Ref: T12, T14 & T17) T1-T3: 3 x Horse Chestnuts - Crown reduce by up to 2m, as specified.
<i>Comments of the Parish Council</i>		
The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.		



EPF/2437/20 <i>Robin Hellier</i>	10 Great Oaks Chigwell IG7 5ES <i>Whytefield</i>	TPO/EPF/27/82 T1 &T2: 2 x Oaks - Fell.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/2479/20 <i>Robin Hellier</i>	70 Oak Lodge Avenue Chigwell IG7 5HZ <i>Fisher</i>	TPO/EPF/27/82 (Ref: T30 & T31) T3 & T4: 2 x Oaks - Crown reduce 70% by volume, as specified, then prune biennially to maintain reduced dimensions.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/2492/20 <i>Robin Hellier</i>	12 Tomswood Road Chigwell IG7 5QW <i>Imbad</i>	TPO/EPF/14/09 T34: 1 x Oak - Crown reduce by up to 2.5m and crown lift by 30%, as specified. G8: 5 x Sycamore - Crown reduce to previous points, as specified.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to applications which result in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTED to this application. If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		



8c) Applications on which the Parish Council had no objections where permission has been REFUSED.

EPF/2705/20 <i>David Maguire</i>	29 Forest Avenue Chigwell IG7 5BP <i>Mr M Ward</i>	Hip to gable loft conversion with raised pitch and flat to pitched roof to existing side extension and rear dormer with Juliet balcony.
<p><i>Summary Of Refusal</i></p> <p>This proposal does not sufficiently respect and complement the mass, form, setting and detailing of the original building, particularly with regard to the proposed roof, the principal elevation and its fenestration. The proposal does not make a positive contribution to place by enhancing the appearance of the street scene in which it is situated. It is an unsympathetic change to the built environment contrary to Local Plan policies CP2 and CP7, Local Plan Submission Version policy DM9 (A) and (D), DM10 (E) and paragraphs 124 and 127 of the NPPF.</p>		
EPF/2707/20 <i>Ian Ansell</i>	1 A Westmede Chigwell IG7 5LR <i>Mr Pellumb Mazreku</i>	Retrospective application for the retention of a rear outbuilding.
<p><i>Summary Of Refusal</i></p> <p>The building, by reason of its scale, mass and appearance is out of character with the pattern of form of similar buildings in the vicinity such that it results in a prominent and intrusive addition to the street scene, detrimental to general visual amenity of adjacent residents and to the wider built character contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF. The development encroaches onto the publicly maintainable highway and as such is considered to be an obstruction detrimental to highway safety, contrary to the Highway Authority's Development Management policies, adopted as County Council Supplementary Guidance in February 2011, policy ST4 of the adopted Local Plan and Alterations, policy T1 of the Local Plan Submission Version 2017, and the NPPF. Pursuant to reason 2 above, the submitted application is inaccurate and misleading in failing to provide the required certificate of ownership and failure to serve required notice on the owner of the land to which the application relates.</p>		



EPF/2749/20 <i>Brendan Meade</i>	23 Lee Grove Chigwell IG7 6AD <i>Amir Seyyad</i>	Double hip to gable loft extension with rear facing dormer.
<p>Summary Of Refusal</p> <p>The proposal by reason of its bulk and incongruous design would not make a positive contribution to the street-scene appearing at odds with the existing pitched roof form of the existing house. Overall the proposal fails to complement or enhances the existing building as well as the character and appearance of the wider area contrary to policies CP2, DBE9 and DBE10 from the Local Plan and Alterations (LP) (1998 & 2006), policies DM9 and DM10 from the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF.</p>		

8d) Applications on which the Parish Council raised comments where permission has been REFUSED.

NONE

9. WITHDRAWN APPLICATIONS

Members are asked to **NOTE** that the following application has been withdrawn by the applicant:

EPF//20 <i>David Maguire</i>	384 Fencepiece Road Chigwell IG7 5DY <i>Mr and Mrs Brustolin</i>	Rear two storey extensions and erection of new build house on the land to the side of the existing property.
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10. APPEALS LODGED

Members are asked to **NOTE** that the following appeals have been lodged:

EPF/1596/20, 6 Canterbury Close, Chigwell, Essex, IG7 6HG. TPO/EPF/11/20 (Ref: T10)
1 x Box Elder - Fell and replace, as specified. This Appeal is against a refusal, following the decision of the Epping Forest District Council.



11. RECONSULTATION FOR OUTLINE PLANNING APPLICATION

Members are advised that correspondence has been received from East Herts Council/EFDC regarding an outline planning application for a residential development, including demolition of existing structures, refurbishment and change of use of existing Grade II listed Brickhouse Farm Barn at; Gilston Village, Land off Church lane A414, Hunsdon and Eastwick., as shown at *Appendix 1*, for Member's information. The closing date of this consultation is 18th February 2021.

Members are now asked to **CONSIDER** this correspondence and **APPROVE** an appropriate response.

12. EXCLUSION OF THE PUBLIC AND THE PRESS 

In the event that the Agenda contains Exempt (blue) pages, to **CONSIDER** the following motion to be proposed by the Vice Chairman:

“That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed.”

There is ONE confidential item to be on the agenda.

Anthony-Louis Belgrave
Clerk to the Council