



Clerk to the Council

Anthony-Louis Belgrave

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19th March 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, 25th March 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: 823 2394 8108

Password: 270764

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 (l) 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 11th March 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 5th March 2021 & 12th March 2020 & 19th March 2020 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0401/21 <i>Muhammad Rahman</i>	4 Manor Road Chigwell IG7 5PD <i>Mr Butt</i>	Application for Prior Approval for a proposed enlargement of a dwelling-house by construction of additional storeys.
If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans: http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648354			



2.	EPF/0337/21 <i>Robin Hellier</i>	49 Stradbroke Drive Chigwell IG7 5RA <i>Mrs Munir</i>	TPO/EPF/17/09 (Ref: G1) T1: Hornbeam, T4: Hornbeam, T3: Oak, T5: Oak & T6: Oak - Crown reduce by up to 1.5m and crown thin, all as specified. T7: Hornbeam, T2: Oak, T8: Oak - Crown reduce by up to 2.0m and crown thin, all as specified. T9: Oak - Crown reduce by up to 2.5m and crown thin, all as specified.
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648093			
3.	EPF/0334/21 <i>Muhammad Rahman</i>	Langton's 40 High Road Chigwell IG7 6DL <i>Mr Sean Calder</i>	Retrospective consent for open carport for 2 cars to front.
<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> http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648082			
4.	EPF/0344/21 <i>Brendan Meade</i>	36 Mount Pleasant Road Chigwell IG7 5ER <i>Mr Mr Brett Wexler</i>	First floor front 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> http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648119			
5.	EPF/0357/21 <i>Brendan Meade</i>	Pinegrove Roding Lane Chigwell IG7 6BE <i>Mr Daniel Sugar</i>	Proposed new detached garage.
<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> http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=648141			



6.	EPF/0362/21 <i>Caroline Brown</i>	24 Keats Close Chigwell IG7 5NU <i>Ms Maria Macleish</i>	Retrospective application for single storey garden shed.
	<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=648174</p>		
7.	EPF/2785/20 <i>Muhammad Rahman</i>	1 Gainsborough Place Chigwell IG7 6LA <i>Mr Ben 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=645219</p>		
8.	EPF/0471/21 Robin Hellier	5 Ely Place Chigwell IG8 8AG Mr M Zack	TPO/EPF/09/11 (Ref: T44) T1: Hornbeam - Crown reduce by up to 2m, as specified.
	<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=648614</p>		
9.	EPF/0403/21 <i>Ian Ansell</i>	46 Stradbroke Drive Chigwell IG7 5QZ <i>Mr Robert Davis</i>	Proposed sub-division of the second floor flat to 2 flats, revised layout of basement and revised parking layout. (Amendment to decision reference EPF/0973/17 . Number of flats would be increased from 5 to 6.
	<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=648374</p>		



10.	EPF/0405/21 <i>David Maguire</i>	384 Fencepiece Road Chigwell IG7 5DY <i>Mr. Ben Saltman</i>	Demolition of existing rear conservatory and erection of single/two storey side, rear extension with Juliet balcony at first floor level and rear dormer including raising of roof ridge.
<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=648376</p>			
11.	EPF/0417/21 <i>Marie-Claire Tovey</i>	Chigwell School 133 High Road Chigwell IG7 6QF <i>c/o Agent</i>	Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle and pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works.
<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=648434</p>			
12.	EPF/0435/21 <i>Caroline Brown</i>	The Paddock Grove Lane Chigwell IG7 6JQ <i>Mr Kashif Din</i>	A 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=648496</p>			
13.	EPF/0459/21 <i>Caroline Brown</i>	5 Brook Way Chigwell IG7 6AA <i>Tina Wilson</i>	Part two part single storey side extension Part two part single storey rear extension Conversion of garage and loft into habitable space, introduction of three dormers and three roof lights.
<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=648578</p>			



14.	EPF/0266/21 <i>Caroline Brown</i>	155 Manor Road Chigwell IG7 5QA <i>Minal Harji</i>	Application to determine if Prior Approval is required for a proposed change of use from Class A1 to Class A3.
	<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=647773</p>		
15.	EPF/0537/21 <i>Robin Hellier</i>	Oakwood 6 Glenside Chigwell IG7 5RE <i>Mrs Sarah Spencer</i>	TPO/EPF/13/09 (Ref: T3, T4, T7) T1 & T3: 2 x Oaks - Crown reduce by up to 2m, as specified. T2: Oak - Crown reduce by up to 5m, as specified.
	<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=648881</p>		
16.	EPF/0551/21 <i>Robin Hellier</i>	14 Tomswood Road Chigwell IG7 5QS <i>Mr Shahid Naeem</i>	TPO/EPF/41/08 T2: Norway Maple - Fell and replace, as specified.
	<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=648920</p>		
17.	EPF/0481/21 <i>Muhammad Rahman</i>	9 Tomswood Road Chigwell IG7 5QP <i>Dr Gopal Mehta</i>	Demolish existing conservatory. Proposed single storey rear extension and part first floor rear extension and creation of terrace.
	<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=648674</p>		



18.	EPF/0489/21 <i>Muhammad Rahman</i>	8 Barton Close Chigwell IG7 6LJ <i>Mr Ronés</i>	Proposed two storey extension to sides and rear, loft conversion, alterations to front elevation and associated internal alterations.
<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=648718</p>			
19.	EPF/0520/21 <i>Zara Seelig</i>	2 Linkside Chigwell IG7 5DN <i>MR SANJEEV AGGARWAL</i>	Proposed single storey 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=648817</p>			
20.	EPF/0522/21 <i>David Maguire</i>	Byron House 175 High Road Chigwell IG7 6PS <i>Mr & Mrs Kumar</i>	Proposed extensions. <i>(Revised application to EPF/1686/20)</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=648819</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/0370/21 <i>David Maguire</i>	20 Woolhampton Way Chigwell IG7 4QH <i>Michele McCloud</i>	Application for a Lawful Development certificate for a proposed loft conversion.
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2.	EPF/0585/21 <i>Graham Courtney</i>	19 Great Owl Road Chigwell IG7 6AL <i>Mr Hassan Raza</i>	Application to determine if Prior Approval is required for a Larger Home Extension measuring 8.00 metres, height to eaves of 2.90 metres & a maximum height of 4.00 metres.
3.	EPF/0426/21 <i>Brendan Meade</i>	57 Manor Road Chigwell IG7 5PH <i>Mr Bob Takhar</i>	Application for a Lawful Development certificate for a proposed ancillary outbuilding on land previously used as a tennis court. (Revised application to EPF/2996/20)

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

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.
EPF/2729/20 <i>David Maguire</i>	3 Daylop Drive Chigwell IG7 4QF <i>Mr Peter Fadele</i>	Proposed single storey rear extension & conversion of a garage into a habitable room.
EPF/2885/20 <i>David Maguire</i>	81 Lechmere Avenue Chigwell IG7 5EZ <i>Mr Daniel Dhaliwal</i>	Single storey front extension. Part single, part two storey side and rear extensions.
EPF/3006/20 <i>Brendan Meade</i>	1 Forest House Fields Vicarage Lane Chigwell IG7 6NA <i>Mrs P Morley</i>	Erection of a timber framed rear elevation garden room.
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) (Amended application to EPF/2426/20)



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

EPF/1681/19 <i>Ian Ansell</i>	Chigwell Primary Academy High Road Chigwell IG7 6DW <i>Coral Properties Ltd</i>	Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping & associated development.
<p><i>Comments of the Parish Council</i></p> <p>After a full and in-depth discussion, Councillor Sunger PROPOSED and Councillor Braha SECONDED that this planning application be put to a recorded vote. The result was as follows;</p> <ul style="list-style-type: none"> • Councillors in support; Naveed Akhtar, Deborah Barlow, Pranav Bhanot, Jamie Braha, Rochelle Hodds, Mona Sehmi, Barry Scrutton and Darshan Singh Sunger. • Councillor opposed; Alan Lion. <p>After, results of this recorded vote were announced by the Clerk as eight in favour and one opposed, it was then moved by the Chairman and RESOLVED that;</p> <p>The Council SUPPORTS this application, because the proposed development would deliver a needed educational facility within the Parish. However, this council does require that a comprehensive and methodical traffic management plan be produced, that mitigates the increases in traffic flow this development would create. Further, this council requires written assurances from the applicant, that the S106 Infrastructural contribution towards the Chigwell Parish Council; Community Bus Service remains an unchanging aspect of this project.</p>		



EPF/2919/20 <i>Brendan Meade</i>	66 and 68 Hainault Road Chigwell IG7 5DQ <i>Mr N Ullah</i>	66 Hainault Road – Conversion of existing conservatory into two storey extension and first floor extension over existing ground floor. 68 Hainault Road – Proposed rear dormer and rooflights and a first-floor infill extension. <i>(Revised application to EPF/1729/20)</i>
<p>Comments of the Parish Council</p> <p>The Council STRONGLY OBJECTS to this application, because the suggested development is poorly designed and out of character to the existing street scene. Further, the proposal to raise the roof line is intolerably excessive and completely out of keeping. In addition, this committee has noted the absence of the requisite street scene elevation.</p>		
EPF/2967/20 <i>Ian Ansell</i>	13-22 Brook Parade Chigwell Essex IG7 6PF <i>Mr Geoffrey Gay</i>	Prior approval for the proposed construction of 1 x additional stories comprising of x4 no. two bedroom flats. <i>(Revised application)</i>
<p>Comments of the Parish Council</p> <p>The Council STRONGLY OBJECTS to this application, because the proposal would result in an inappropriate development, which would be overbearing and overshadowing of the neighbouring locality. Further, the suggested parking arrangements would be wholly inadequate.</p>		
EPF/3085/20 <i>Brendan Meade</i>	Fairways Grove Lane Chigwell IG7 6JQ <i>Mr Lloyd Rosenthal</i>	Single storey side extension.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application. There is insufficient information upon which to base a decision.</p>		



EPF/2543/20 <i>David Maguire</i>	42 Chigwell Park Drive Chigwell IG7 5AZ <i>Harpreet Sanosa</i>	Double storey rear & side extension, front porch & garage conversion into a habitable room. (Revised application to EPF/1687/20)
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed extensions would reduce the spacing between structures to an unacceptable distance, thereby creating an unwelcomed terracing effect.</p>		
EPF/2751/20 <i>Brendan Meade</i>	21 Shillibeer Walk Chigwell IG7 6JA <i>Mr. and Mrs. Popovici</i>	Demolition of existing conservatory and part single storey, part two storey rear extension. (Revised application to EPF/2015/20)
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because there is insufficient information provided for this proposal.</p>		
EPF/2587/20 <i>Robin Hellier</i>	37-39 Forest Lane Chigwell IG7 5AF <i>Jill Hunt</i>	TPO/EPF/09/11 (Ref: T18) T1: Oak - Crown reduce by up to 3m, as specified. Crown lift to 4m above ground level, as specified.
<p><i>Comments of the Parish Council</i></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/2752/20 <i>Robin Hellier</i>	Glenview 63 Manor Road Chigwell IG7 5PH <i>Dr Imran Umrani</i>	TPO/EPF/10/74 A1 T1: Beech - Crown reduce by up to 1m, 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>		
EPF/2753/20 <i>Robin Hellier</i>	67 Manor Road Chigwell IG7 5PH <i>Mr Philip Turner</i>	TPO/EPF/10/74 (Ref: A1) T1: Cedar - Crown reduce by up to 2.5m, 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>		
EPF/2755/20 <i>Robin Hellier</i>	69 Manor Road Chigwell IG7 5PH <i>Nevio Cecchetti</i>	TPO/EPF/10/74 (Ref: A1) T1: Beech - Crown reduce by up to 1m, 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>		



EPF/2388/20 <i>Muhammad Rahman</i>	Pine Lodge 307 Vicarage Lane Chigwell IG7 6LS <i>Mr Sriram Srinivasan</i>	Proposed single storey rear extension.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the plans which describe the existing structure are inaccurate. The respective drawings have omitted the most recent developments, which were approved by the planning authority and are presently being constructed.</p>		
EPF/2830/20 <i>Robin Hellier</i>	3 & 4 Ely Place Chigwell IG8 8AG <i>Dr MA Islam</i>	TPO/EPF/09/11 (Ref: T42 & T43) T1: Oak - Crown reduce lateral branches by up to 2m, as specified. Crown lift, as specified. T2: Oak - Crown reduce overhanging lateral branches by up to 2m, 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>		
EPF/2969/20 <i>Robin Hellier</i>	Jessica & Kimian Chase Lane Chigwell IG7 6JW <i>Mr Peter Austridge</i>	TPO/EPF/18/98 (Ref: G1) & TPO/CHI/01/70 (Ref: T1) T1: Sycamore, T2: Ash & T3: Horse Chestnut - 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/2921/20 <i>Muhammad Rahman</i>	40 C Hainault Road Chigwell IG7 6QX <i>Mr J Singh</i>	Change of use of garage to office unit, hours of proposed use 9 am -5 pm Mon-Fridays.
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Summary Of Refusal

The proposed use would intensify the level of activity within this predominantly quite residential area. It would also be an inappropriate development that fails to relate positively to the locality. Further harm is caused by insertion of domestic features such as the windows and doors which would erode the traditional character and appearance of this curtilage listed building. Thus, the development is contrary to policies CP2, CP7, DBE1, HC10 & HC13 of the adopted Local Plan 1998 & 2006, policies DM7 & DM9 of the Local Plan Submission Version 2017, and the NPPF 2019. Given the siting of the building, surrounding by residential properties, the proposed use would result in a harmful increase in noise and general disturbance to the adjoining occupiers. As such the development fails to safeguard the amenities of neighbouring properties, contrary to policies CP7 and DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and paragraph 127 (f) of the NPPF 2019.

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

EPF/2950/20 <i>Brendan Meade</i>	27 Chigwell Park Drive Chigwell IG7 5BD <i>Mr Thom Hutchinson</i>	Proposed two storey side and rear extension. <i>(Amended application to EPF/0926/20)</i>
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Comments of the Parish Council

The Council **OBJECTS** to this application, because the proposal would result in an over-development of the existing structure and the loss of a parking facility. In addition, this committee has noted the absence of the requisite street scene elevation.

Summary Of Refusal

The proposal by reason of its scale, depth and siting beyond the established rear building line of this side of Chigwell Park Drive represents an overdevelopment of the site failing to complement or enhance 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. The proposed ground floor rear extension by reason of its depth, siting and the differing land levels will lead to a loss of sunlight, loss of outlook, increased sense of enclosure and an overall overbearing impact upon the occupants of no. 25 Chigwell Park contrary to policies DBE2, 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.



EPF/2951/20 <i>Brendan Meade</i>	24 Emmaus Way Chigwell IG7 5BY <i>Kamaldeep Bhachu</i>	Ground floor extension and loft conversion with raised ridge height. <i>(Revised application to EPF/1875/20)</i>
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposal would result in an over-development of the existing structure, the raising of the ridge height is excessive, and the loss of a parking facility is wholly unacceptable. In addition, this committee regards this application as being incomplete due to the absence of a scale on the submitted plans.</p> <p>Summary Of Refusal</p> <p>By reason of its excessive height and siting the proposed raising of the roof ridge height would be detrimental to the rhythm of the street-scene and an incongruous and overly dominant addition within it failing to complement or enhance the existing building and 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>		

9. CONSULTATION FOR PLANNING APPLICATION


Members are advised that correspondence, as shown at *Appendix 1*, has been received from Harlow Council/EFDC regarding a planning application for the erection of 4 new residential dwellings, at Land East of East End Farm, Roydon road, Harlow, Essex. The relevant drawings and associated documents for this application may be accessed via the following hyperlink:

<https://planningonline.harlow.gov.uk/online-applications/>

Members are further advised that the closing date of this consultation is 26th March 2021.

Members are asked to **CONSIDER** this correspondence and the associated documentation and **APPROVE** an appropriate response.

10. LIST OF PAYMENTS

 To **APPROVE** the list of payments, dated 19th March 2021, as shown at *Appendix 2* which are due.



11. 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 are no confidential items to be considered.

Anthony-Louis Belgrave
Clerk to the Council