



Clerk to the Council
Anthony-Louis Belgrave
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2nd April 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, 8th April 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: 859 7300 3448

Password: 723223

Anthony-Louis Belgrave
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AGENDA

1. RECORDING OF MEETINGS

Members of the Public and Councillors are asked to note that in accordance with Standing order 3 (i) 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 25th 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 26th March 2020 & 1st April 2020 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/2868/20 <i>Marie-Claire Tovey</i>	177 High Road Chigwell IG7 6NX <i>White Square Investments</i>	Proposed mixed-use development to provide 40 residential dwellings (Use Class C3) and 500 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure. <i>(Revised description & Plans)</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=645633</p>			



2.	EPF/0561/21 <i>Marie-Claire Tovey</i>	Dormers 150 High Road Chigwell IG7 5BQ <i>Mr JP Popat</i>	Demolition of existing dwelling and replacement with new dwelling with basement and outdoor pool house. (Revised application to EPF/1592/20)
<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=648994</p>			
3.	EPF/0562/21 <i>Alastair Prince</i>	4 Kings Mews High Road Chigwell IG7 6PZ <i>Mrs C Fordham</i>	Proposed internal alterations and loft conversion.
<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=648995</p>			
4.	EPF/0589/21 <i>Muhammad Rahman</i>	105 Manor Road Chigwell IG7 5PN <i>Mr Robert Davis</i>	Proposed demolition of existing property and erection of a development comprising 1 x 1 bedroom flat and 3 x 2-bedroom flats.
<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=649095</p>			
5.	EPF/0602/21 <i>Muhammad Rahman</i>	16 The Shrubberies Chigwell IG7 5DU <i>Mr Clifford Bevis</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=649153</p>			



6.	EPF/0723/21 <i>Muhammad Rahman</i>	26 Whitehall Close Chigwell IG7 6EQ <i>Gulam Mowla and Asia Khatun</i>	Loft conversion with side roof extension creating half-hip and rear dormer, and x4 front Rooflights. (Similar scheme to EPF/2689/18)
<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=649738</p>			
7.	EPF/0571/21 <i>Alastair Prince</i>	4 Kings Mews High Road Chigwell IG7 6PZ <i>Mrs C Fordham</i>	Grade II* Listed Building application for proposed internal alterations & loft conversion.
<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=649013</p>			
8.	EPF/0595/21 <i>Zara Seelig</i>	5 Daylop Drive Chigwell IG7 4QF <i>Mr and Mrs Fisher</i>	Single storey rear and part side extension and 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=649101</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/0544/21 <i>Sophie Ward Bennett</i>	Amar Nivas 146 Hainault Road Chigwell IG7 5DL <i>STS Companies</i>	Application for Approval of Details reserved by condition 7 "Tree Protection Plan, Arboricultural Method Statement & Site Monitoring Schedule" for EPF/0479/17 . (Demolition of existing building and garage and new build three storey residential development comprising of 11 units with on - site car parking, cycle storage & refuse store)
2.	EPF/0716/21 <i>Graham Courtney</i>	5 The Shrubberies Chigwell IG7 5DU <i>Mr. Moshin Khan</i>	Prior approval for a 6-metre deep single storey rear extension, height to eaves 2.5 metres and overall height of 3.5 metres.
3.	EPF/0600/21 <i>Alastair Prince</i>	21 Oak Lodge Avenue Chigwell Essex Ig7 5JA <i>Mr Gary Strong</i>	Certificate of lawful development for a proposed side dormer window.
4.	EPF/0732/21 <i>Graham Courtney</i>	391 Copperfield Chigwell IG7 5NR <i>Mr K Saeed</i>	Prior approval for a 4.3 deep single storey rear extension, height to eaves 2.5 metres and overall height 2.75.
5.	EPF/0473/21 <i>Amanda Apcar</i>	Garden Centre 212, Manor Road Chigwell Essex IG7 4JX <i>Miss Kiera Jenkinson - Devonshires Solicitors</i>	Confirmation of Compliance with Planning Obligations on EPF/2361/09 (Redevelopment of land formerly in use as a garden centre to provide 21 flats 80% of which will be affordable housing. (Revised application))
6.	EPF/0613/21 <i>Marie-Claire Tovey</i>	Premier House 1 A Stradbroke Drive Chigwell IG7 5QU <i>Mr S Jandu</i>	Application for a Lawful Development certificate for a proposed rear detached outbuilding.



7.	EPF/0647/21 <i>David Maguire</i>	18 Coopers Close Chigwell IG7 6EU <i>Mr & Mrs Adjei</i>	Application for a Lawful Development certificate for a proposed loft conversion, front porch and rear garden room. (Revised application to EPF/2947/20)
8.	EPF/0634/21 <i>Sophie Ward Bennett</i>	1 A Westmede Chigwell IG7 5LR <i>Mr Pellumb Mazreku</i>	Application for Approval of Details reserved by condition 4 "parking area shown on the approved plan shall be provided prior to the first occupation" for EPF/0957/17 . (Proposed 3-bedroom dwelling on site adjacent to no. 1 Westmede)

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

NONE

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

NONE

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

NONE

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

NONE

9. CONSULTATION FOR PLANNING APPLICATION

Members are advised that correspondence, as shown at **Appendix 1**, has been received from the London Borough of Redbridge Council/EFDC regarding a 'Notice of Planning application' for a Single storey rear extension, at 37 Clarence Gate, Woodford Green, IG8 8GN. The relevant drawings and associated documents for this application may be accessed via the hyperlink, at the respective appendix.

Members are further advised that the closing date of this consultation is 9th April 2021.



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

10. 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.

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