



Clerk to the Council

Anthony-Louis Belgrave

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14th May 2021

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Thursday 20th May 2021**, at Victory Hall, Hainault Road, Chigwell IG7 6QX at **7.30pm** to transact the business shown in the Agenda below.

- ✿ Please be advised all attendees to this meeting will be required to abide by the specified controls, as detailed in the respective Covid-19 Risk assessment, as shown at **Appendix I**; All attendees must wear face protection, scan the QR code via the NHS Track and Trace app, and utilise the sanitising stations, on entry.

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. ELECTION OF CHAIRMAN

To **PROPOSE** and **SECOND** nominations for the Office of Chairman and, if there is more than one nominee, to vote thereon.

3. ELECTION OF VICE CHAIRMAN

To **PROPOSE** and **SECOND** nominations for the Office of Vice Chairman and, if there is more than one nominee, to vote thereon.

4. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

5. OTHER ABSENCES

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

6. CONFIRMATION OF MINUTES

To **APPROVE**, as a correct record, the Minutes of the Planning Committee held on 22nd April 2021.



7. 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.

8. 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.

9. PLANNING APPLICATIONS

- 9a) To **CONSIDER** the following applications, received for the weeks ending 23rd April 2020, 30th April 2020 and 7th May 2021 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0686/21 <i>Caroline Brown</i>	12 Bracken Drive Chigwell IG7 5RF <i>Mr A Aftab</i>	Demolish existing garage, single storey side and single storey rear extension. Change roof profile and incorporate front and rear dormers.
<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=649574</p>			



2.	EPF/0718/21 <i>Muhammad Rahman</i>	42 Chigwell Grange High Road Chigwell IG7 6BF <i>David Barrett</i>	Ground floor rear extension.
	http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=649733		
3.	EPF/0757/21 <i>Alastair Prince</i>	64 Dickens Rise Chigwell IG7 6NY <i>MR M.R.A. HAMEED</i>	Part two storey part single storey rear extension and 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=649957		
4.	EPF/0789/21 <i>Zara Seelig</i>	Baps Swaminarayan Mandir Mandir Lane Chigwell IG7 6ED <i>Girish Patel</i>	External 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> http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=650073		
5.	EPF/0795/21 <i>Zara Seelig</i>	7 Glebelands Chigwell IG7 4QG <i>Ayesha Shahzad Khan</i>	Proposed two storey rear extension, ground floor rear and side extension, loft conversion and modifications to external finishes.
	<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=650113		



6.	EPF/2253/20 <i>Zara Seelig</i>	9 Bracken Drive Chigwell IG7 5RG <i>Mr Flamur Gaxha</i>	Demolition of existing semi-detached property and construction of a new build detached home.
	<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=642881</p>		
7.	EPF/0894/21 <i>Robin Hellier</i>	49 Manor Road Chigwell IG7 5PL <i>Mr Chaudhry</i>	TPO/EPF/10/74 (Ref: A1) T1: Oak, T2: Monterey Cypress, T5 & T6: 2 x Hornbeam, T7: Monterey Cypress – Crown lift, as specified. T4: Lawson Cypress & T7: Monterey Cypress - Reduce overhanging branches, 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=650465</p>		
8.	EPF/0457/21 <i>Zara Seelig</i>	35 Oak Lodge Avenue Chigwell IG7 5JA <i>Mr Ola Akinboh</i>	Ground floor rear extension, first floor front side & rear extension, loft conversion with a rear and side dormer, including new terraced areas.
	<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=648576</p>		
9.	EPF/0508/21 <i>Muhammad Rahman</i>	14 Bracken Drive Chigwell IG7 5RF <i>MR SANDHU</i>	Proposed single storey front, side and rear extensions including rooms in the roof with dormers.
	<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=648779</p>		



10.	EPF/0814/21 <i>Zara Seelig</i>	Old Loughtonians Hockey Club Luxborough Lane Chigwell IG7 5AB <i>Old Loughtonians Hockey Club</i>	Proposed new viewing deck & new fully glazed doors with side 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=650153</p>		
11.	EPF/0826/21 <i>Muhammad Rahman</i>	11 Glebelands Chigwell IG7 4QG <i>Mr Rick Mulhall</i>	Single storey rear extension with flat roof and lantern light.
	<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=650183</p>		
12.	EPF/0851/21 <i>Marie-Claire Tovey</i>	356-358 Telephone Exchange Fencepiece Road Chigwell IG7 5DY <i>British Telecom plc</i>	Removal of 2 no. 10ft storage containers and replacement with a single 20ft storage container on the Telephone Exchange service yard 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=650301</p>		
13.	EPF/0860/21 <i>Brendan Meade</i>	45 Park View Chigwell IG7 5EF <i>Mr Russell Brill</i>	Outdoor garden room.
	<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=650353</p>		





14.	EPF/0866/21 <i>Alastair Prince</i>	20 Whitehall Close Chigwell IG7 6EQ <i>Mr Krzysztof Serwin</i>	Single storey rear extension, part two storey rear extension with gable ended roof tied to existing. Roof terrace above single storey rear extension. Single storey front porch with match pitch roof.
	<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=650373</p>		
15.	EPF/0890/21 <i>Muhammad Rahman</i>	64 Park View Chigwell IG7 5DF <i>Mr Eylem Alhaslioglu</i>	Single storey rear extension, conversion of existing garage into a habitable space and a glazed link between the house and garage with 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=650461</p>		
16.	EPF/0964/21 <i>Robin Hellier</i>	33 Ely Place Chigwell IG8 8AG <i>Mr Steven Haynes</i>	TPO/EPF/09/11 T19: Oak -Crown reduce lateral branches, 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=650675</p>		
17.	EPF/0776/21 <i>Muhammad Rahman</i>	Willow Park Farm Millers Lane Chigwell IG7 6DG <i>Mr Hussain</i>	Replacement ancillary building. (Revised application to EPF/2811/20)
	<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=650034</p>		



18.	EPF/0914/21 <i>David Maguire</i>	5 Hycliffe Gardens Chigwell IG7 5HJ <i>MR ANJUM</i>	Single storey side & 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=650506</p>		
19.	EPF/0926/21 <i>Brendan Meade</i>	23 Coopers Close Chigwell IG7 6EX <i>Matthew Whitehead</i>	Two storey side extension and first floor rear extension. (Revised application to EPF/0254/21)
	<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=650522</p>		
20.	EPF/0955/21 <i>Muhammad Rahman</i>	6 Chigwell Rise Chigwell IG7 6AB <i>Mr Ashish B Parmer</i>	Single storey rear infill extension to serve as Covid compliant waiting area for existing dental practice and erection of a garden office/store.
	<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=650654</p>		
21.	EPF/0973/21 <i>Muhammad Rahman</i>	24 Tomswood Road Chigwell IG7 5QS <i>Jimmy Ayton</i>	Part two storey part single storey rear extensions. (Amended application to EPF/1598/20)
	<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=650719</p>		



22.	EPF/0984/21 <i>Zara Seelig</i>	6 Parklands Chigwell IG7 6LW <i>Mr and Mrs Ian and Linda Gerecht</i>	Garage 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=650758</p>			
23.	EPF/0985/21 <i>Brendan Meade</i>	17 The Shrubberies Chigwell IG7 5DU <i>Poyraz</i>	Proposed single storey side/rear wrap-around extension and porch infill extension. (Amended application to EPF/0185/21)
<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=650759</p>			
24.	EPF/1052/21 <i>Robin Hellier</i>	2 Great Oaks Chigwell IG7 5ES <i>Mr Stuart Clark</i>	TPO/EPF/27/82 (Ref: T9) T1: Oak - Crown reduce height, 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=651100</p>			

9b) To **CONSIDER** any other planning applications received since the agenda was prepared.

9c) To **NOTE** the following Applications, which are provided for information. The District Council cannot accept comments on these Applications:

1.	EPF/0758/21 <i>David Maguire</i>	65 Turpins Lane Chigwell IG8 8BA <i>Clare Ann Marie Peachey</i>	Certificate of lawful development for a proposed rear dormer window, in connection with a loft conversion, roof lights to front.
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2.	EPF/0817/21 <i>Caroline Brown</i>	23 Woolhampton Way Chigwell IG7 4QQ <i>Mr Jaskirat Matharu</i>	Certificate of lawful development for a proposed single storey rear extension.
3.	EPF/0743/21 <i>Sophie Ward Bennett</i>	98 Manor Road Chigwell IG7 5PQ <i>Shelkh</i>	Application for approval of details reserved by condition 5 'Tree Protection Measures' on planning approval. (EPF/1885/20 Replacement dwelling)
4.	EPF/0794/21 <i>Sophie Ward Bennett</i>	Brownings Farm Gravel Lane Chigwell Essex IG7 6DQ <i>Mrs Ruth Ormsby</i>	Application for approval of details reserved by condition 5 'Materials' condition 6 'Tree Protection' and condition 7 'Landscape Implementation' on EPF/2202/17 (Erection of ancillary building and change of use of adjacent fenced area into garden land for Browning's Farm)
5.	EPF/0756/21 <i>Alastair Prince</i>	64 Dickens Rise Chigwell IG7 6NY <i>MR M.R.A. HAMEED</i>	Certificate of Lawful Development for proposed conversion of garage to habitable room.
6.	EPF/0953/21 <i>David Maguire</i>	17 Murtwell Drive Chigwell IG7 5ED <i>MT PESU MAL UKRANI</i>	Application for a Lawful Development certificate for a proposed construction of a loft.
7.	EPF/0988/21 <i>Muhammad Rahman</i>	77 Manor Road Chigwell IG7 5PH <i>Mr K Nikookam</i>	Certificate of lawful development for a proposed rear outbuilding for a games room.
8.	EPF/0903/21 <i>Sophie Ward Bennett</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Sandeep Singh</i>	Application for Approval of Details reserved by condition 3" photographic details and drawings of the types and colours of the hard surfacing surrounding the pool, the external pool lining, and the pool furniture" for EPF/2242/20 . (Grade II listed building consent for installation of an outdoor swimming pool and hard landscaped surround in the grounds of Hainault Hall. The pool is adjacent to and associated with an annexe to the Hall. (under construction)



9.	EPF/0924/21 <i>Mr D Sumal</i>	Tender Trap 86 Manor Road Chigwell IG7 5PQ <i>Mr D Sumal</i>	Application for Approval of Details reserved by condition 5 "full specification of the infrared camera to be submitted" for EPF/1871/20 . (Installation of CCTV security mast. (Revised application to EPF/0677/20))
10.	EPF/1199/21 <i>Graham Courtney</i>	38 Oak Lodge Avenue Chigwell IG7 5HZ <i>Miss Carolyn Fang</i>	Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00metres, height to eaves of 3.00metres & a maximum height of 4.00 metres.

10. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

10a) Applications on which the Parish Council had no objections where permission has been GRANTED.

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.
EPF/0064/21 <i>David Maguire</i>	6 Courtland Drive Chigwell IG7 6PN <i>Mr Bakhtyar</i>	Proposed front garage extension. (Amended Plans)
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. (Amended application to EPF/1831/20)
EPF/0181/21 <i>David Maguire</i>	17 Grovewood Place Chigwell IG8 8PX <i>Habib</i>	Application for Variation of condition 12 'Replacement planting' for EPF/1820/19 . (Conversion of existing garage and erection of single storey rear/side extension and single storey front side extension)
EPF/0197/21 <i>David Maguire</i>	24 Bracken Drive Chigwell IG7 5RF <i>Bing Zhang</i>	Conversion of a garage to a habitable room, extension at the rear of garage, extension to loft and existing rear dormer, addition of front and side dormers.



EPF/2516/20 <i>Alastair Prince</i>	The Old Cottage 16 High Road Chigwell IG7 6DL <i>Mr. & Mrs. Royston</i>	Application for Variation of Condition 2 'Plan numbers' for EPF/2926/19 . (Proposed demolition of an existing house & construction of a new five-bedroom replacement dwelling).
EPF/2610/20 <i>Alastair Prince</i>	45 Grange Crescent Chigwell IG7 5JD <i>Mr Riz Dar</i>	Extension to the existing gym to add sauna, hot tub and changing facilities.
EPF/2945/20 <i>Brendan Meade</i>	29 Forest Lane Chigwell IG7 5AF <i>CO Agent</i>	Part two storey, part single storey rear extension with Juliet balcony, and sun canopy, alterations to roof including gabled dormers and raising of ridge, temporary outbuilding, front porch and railings and gates to boundary.

10b) Applications on which the Parish Council raised comments where permission has been GRANTED.

EPF/0132/21 <i>Marie-Claire Tovey</i>	Taylor's, Unit 3 Gravel Lane Chigwell IG7 6DQ <i>Mr Miles Taylor</i>	Retrospective application for Light weight steel building replacing original building of the same size and same location. (Revised application to EPF/1063/20)
Comments of the Parish Council		
The Council OBJECTS to this application, on the basis that the submitted forms are incomplete.		
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.
Comments of the Parish Council		
The Council OBJECTS to this application. The design is poor and does not fit in with the host dwelling.		



EPF/0173/21 <i>Muhammad Rahman</i>	Derwen Vicarage Lane Chigwell IG7 6LS <i>Mr J Bhangu</i>	Proposed erection of new front boundary wall with 2no gates.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application because the proposed structure is two metres in height, which is excessively high.</p>		
EPF/0174/21 <i>Brendan Meade</i>	140 Manor Road Chigwell IG7 5PR <i>Mr R F Usman</i>	Demolition of existing conservatory, existing front bay window and porch and the erection of part one storey and part two storey rear extension, erection of two front bay windows with central porch, new roof consisting of 3 dormers and rooflights.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposed renovations would result in an over-development of the existing structure, particularly the front extensions, which are excessive.</p>		
EPF/0185/21 <i>Brendan Meade</i>	17 The Shrubberies Chigwell IG7 5DU <i>Poyraz</i>	Proposed single storey side/rear wrap-around extension and porch infill extension.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposed extensions have not been appropriately set-back from the site boundary and are regarded as an over-development of the existing structure.</p>		
EPF/0188/21 <i>Brendan Meade</i>	97 Grange Crescent Chigwell IG7 5JD <i>Mr and Mrs Ioannou</i>	Roof extension and loft conversion to provide two added bedrooms. (Amended application to EPF/2359/20)
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application because the proposed dormer windows are too wide.</p>		



10c) Applications on which the Parish Council had no objections where permission has been REFUSED.

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><i>Summary Of Refusal</i></p> <p>The proposed alteration to the existing rear dormer and first floor front extension appears as a prominent bulky addition that fails to complement or enhance the appearance of the existing dwelling. Consequently, it would have a harmful effect to the established character and appearance of the area, contrary to policies CP2 & DBE10 of the adopted Local Plan 1998 & 2006, policies DM9 & DM10 of the Local Plan Submission Version 2017, and Paragraphs 124 & 127 of the NPPF 2019. Given the siting of the host house including its orientation facing southwest, and its relationship to adjoining properties, there would be a significant level of harmful overlooking to the rear gardens of the adjoining occupiers from the proposed balconies, resulting in a significant loss of privacy. As such the proposed development fails to safeguard the living conditions of adjoining occupiers, contrary to policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 (h) of the Local Plan Submission Version 2017, and Paragraph 127 (f) of the NPPF 2019.</p>		
EPF/0254/21 <i>Brendan Meade</i>	23 Coopers Close Chigwell IG7 6EX <i>Matthew Whitehead</i>	Two storey side extension and first floor rear extension.
<p><i>Summary Of Refusal</i></p> <p>By reason of its height, bulk and siting the two storey rear extension will have an unacceptably overbearing and detrimental impact on the living conditions of the occupants of no. 21 Coopers Close leading to an increase in sense of enclosure, loss of light and loss of outlook when viewed from the rear garden and habitable rooms of this property 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.</p>		



10d) Applications on which the Parish Council raised comments where permission has been REFUSED.

EPF/0114/21 <i>Ian Ansell</i>	Land Adjoining 33 Maypole Drive Chigwell IG7 6DE <i>Mr Colin Stone</i>	Construction of two dwellings. <i>(Revised application to EPF/2164/20)</i>
<p><i>Comments of the Parish Council</i></p> <p>The Council has OBJECTS to this application. The design is poor and there is over development of the site.</p> <p><i>Summary Of Refusal</i></p> <p>The proposal, by reason of its design, mass and scale, and existing site level differences, would have an overbearing and detrimental impact on the amenities of the adjoining dwellings to its rear at 22 - 26 Gravel Lane. The proposal is therefore contrary to policies CP2, DBE2 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), policies DM9 and DM10 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019. The proposal represents a cramped, excessive form of development within a limited site resulting in a poor layout of Unit 1 in particular due to the layout and overshadowing of the garden area, which would be out of character with the pattern and form of development in the locality and would result in a poor standard of amenity for future occupiers. The proposal is therefore contrary to policies DBE1, DBE5, DBE8 and DBE9 of the adopted Local plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF. The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed 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 proposed development should be permitted. As such the proposed development is contrary to policies SP1, SP6 and NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policy DM 22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.</p>		
EPF/0232/21 <i>Zara Seelig</i>	17 Bracken Drive Chigwell IG7 5RG <i>Mr Zafar Choudhry</i>	Lower and upper ground floor side & rear extensions.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed development extends unacceptably close to the site boundary, whilst the suggested basement would have a detrimental impact upon the landscape. Further, there is no street scene elevation drawings, which are a necessary aspect for this proposal.</p>		



Summary Of Refusal

The proposed extension, by reason of its design over two storeys and its proximity to the boundary with the neighbouring property of no. 19 would result in a terracing effect that is out of character with neighbouring properties, adversely impacting the street scene. Therefore, the proposal does not comply with policies DBE10 of the Adopted Local Plan 1998, DM10 of the LPSV 2017 and the NPPF 2019 that all seek to promote high-quality design. Due to the height of the proposal along the boundary with neighbouring properties and differing land levels, there would be an adverse impact caused to neighbouring properties by reason of the overbearing scale and loss of privacy as a result of overlooking. The proposal does not comply with policies DBE2 and DBE9 of the Adopted Local Plan, DM9 of the LPSV 2017 and the NPPF 2019.

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.
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Comments of the Parish Council

The Council **OBJECTS** to this application. There are no special circumstances that would allow building in the green belt.

Summary Of Refusal

The proposal represents inappropriate development in the Green Belt which by reasons of the siting and scale of the building and associated works would be visually intrusive and detrimental to the openness and character of the Green Belt in this location. In the absence of sufficient grounds to demonstrate that very special circumstances exist in terms of the siting of and need for the building proposed, development is contrary to policies GB2A, GB7A and DBE2 of the adopted Local Plan and Alterations, policies DM4 and DM9 of the Local Plan Submission Version 2017, and the NPPF. The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed 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 proposed 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 DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017, the NPPF, and the requirements of the Habitats Regulations 2017.



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><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application. The proposed building is inappropriate in terms of size – it is much bigger than the original structure.</p> <p><i>Summary Of Refusal</i></p> <p>The proposed replacement building is of a substantially larger scale and bulk than the existing building, so the proposed development is inappropriate development in the Green Belt. Furthermore, given the substantial increase in volume of the proposed building, together with the previous approved development on this site, there would be a significant spatial impact to the openness of the Green Belt. No 'very special circumstances' that are site specific exist that justifies the harm identified above. Thus, the proposed development is inappropriate development within the Green Belt, including harm derived from loss of openness, contrary to policies GB2A & GB7A of the adopted Local Plan 1998 & 2006, policy DM4 of the Local Plan Submission Version 2017, and Paragraphs 133, 143 - 145 of the NPPF 2019.</p>		
EPF/2533/20 <i>Muhammad Rahman</i>	4 Tomswood Road Chigwell IG7 5QW <i>Bawale</i>	Construction of a new two storey front & part side extension, new rear ground floor extension, new second floor mansard roof extension with associated internal alterations.
<p><i>Comments of the Parish Council</i></p> <p>The Council STRONGLY OBJECTS to this application because the proposed construction is entirely out of keeping with the existing aesthetic of this locality and an over-development of the structure, contrary to policy 110(c) of the National Planning Policy Framework (NPPF).</p> <p><i>Summary Of Refusal</i></p> <p>The proposed roof form including the front dormer with balcony & rear dormers are considered to be of a poor design, that fails to compliment or enhance the appearance of the existing building and that of the street scene. Consequently, the proposal would have a harmful effect to the character and appearance of the area, contrary to policies CP2 & DBE10 of the adopted Local Plan 1998 & 2006, policy DM9 & DM10 of the Local Plan Submission Version 2017, and Paragraphs 124 & 127 of the NPPF 2019. Given that the existing house significantly protrudes past the rear building line of No. 6, taken together with the proposed roof form, which is higher than the existing roof and of a bulky appearance, it will have a significant visual impact and appear overbearing when viewed from the rear garden area of No. 6.</p>		



Summary Of Refusal – continued

As such the proposal fails to safeguard the living conditions of No. 6, contrary to policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 (H) of the Local Plan Submission Version 2017, and Paragraph 127 (f) of the NPPF 2019. The application does not satisfactory demonstrate that the proposed development can be carried out without having a detrimental impact on the protected trees, contrary to polices LL10 of the adopted Local Plan 1998 & 2006, policy DM5 of the Local Plan Submission Version 2017, and the NPPF 2019.

EPF/2985/20 <i>Muhammad Rahman</i>	Patsalls, Coach House Pudding Lane Chigwell IG7 6BY <i>Mr Dhallu</i>	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.
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Comments of the Parish Council

The Council **OBJECTS** to this application, because the proposed development would constitute an inappropriate design within the Metropolitan Green Belt. Further, this council reiterates the perspectives conveyed by the Arboricultural officer and the Listed buildings officer.

Summary Of Refusal

The proposal fails to demonstrate the public benefits of the full & partial demolition of the heritage assets (storage shed & coach house), and the addition of a modern dwelling would; (1) undermine the significance of the Grade II listed building (Patsalls), causing irreversible harm to its setting, (2) confuse the hierarchy within the site through the erosion of the historic relationship between Patsalls and the application site, and (3) isolate the application site from Patsalls, causing fragmentation of the site. The proposed development therefore fails to accord with policies HC10 & HC12 of the adopted Local Plan 1998 & 2006, policy DM7 of the Local Plan Submission Version 2017 and Paragraphs 184, 189, 190, 192, 193, 194 & 196 of the NPPF 2019.

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.
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Comments of the Parish Council

The Council **OBJECTS** to this application, because the proposed development would constitute an inappropriate design with the Metropolitan Green Belt. Further, this council reiterates the perspectives conveyed by the Arboricultural officer and the Listed buildings officer.

***Summary Of Refusal***

The proposal fails to demonstrate the public benefits of the full & partial demolition of the heritage assets (storage shed & coach house), and the addition of a modern dwelling would; (1) undermine the significance of the Grade II listed building (Patsalls), causing irreversible harm to its setting, (2) confuse the hierarchy within the site through the erosion of the historic relationship between Patsalls and the application site, and (3) isolate the application site from Patsalls, causing fragmentation of the site. The proposed development therefore fails to accord with policies HC10 & HC12 of the adopted Local Plan 1998 & 2006, policy DM7 of the Local Plan Submission Version 2017 and Paragraphs 184, 189, 190, 192, 193, 194 & 196 of the NPPF 2019.

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