



Clerk to the Council

Anthony-Louis Belgrave

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21st 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 27th May 2021** at the **Victory Hall**, Hainault Road, Chigwell, IG7 6QZ, 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 1**; 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 (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 20th May 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 7th May 2020 & 14th May 2020 & 21st May 2020 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

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| 1. | EPF/1053/21 <i>Robin Hellier</i> | 15 Canterbury Close Chigwell IG7 6HG <i>Mrs Rachel Awal</i> | TPO/EPF/11/80 (Ref: G1) T1: Maple - Selected removal of branches overhanging 14 Canterbury Close, as specified |
| http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651101 | | | |



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| 2. | EPF/0673/21 <i>David Maguire</i> | 53 St Marys Way Chigwell IG7 5BX <i>Manoj Chandwani</i> | Ground floor rear/infill and first floor extension in roof slope including insertion of 2 no. roof lights and bifold doors in the rear elevations, new window inside elevation. |
| <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=649517</p> | | | |
| 3. | EPF/0868/21 <i>David Maguire</i> | 17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i> | Existing garage to be converted to a study. |
| <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=650375</p> | | | |
| 4. | EPF/1012/21 <i>David Maguire</i> | 17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i> | 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=650914</p> | | | |
| 5. | EPF/1013/21 <i>Brendan Meade</i> | 65 Mount Pleasant Road Chigwell IG7 5EP <i>Mr Didar Kahlon Singh</i> | Loft conversion & first floor infill 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=650915</p> | | | |



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| 6. | EPF/1046/21 <i>Marie-Claire Tovey</i> | Taylor's, Unit 3 Gravel Lane Chigwell IG7 6DQ <i>Mr Anwar Dadabhoy</i> | Change of use of B2 premises to include MOT Centre; Proposed mixed use of Sub-Generis and B2. |
| | <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=651094</p> | | |
| 7. | EPF/1085/21 <i>Muhammad Rahman</i> | 74 Grange Crescent Chigwell IG7 5JF <i>Mr Vik Singh</i> | Single storey rear extension and amend roof of existing to match. |
| | <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=651313</p> | | |
| 8. | EPF/1132/21 <i>Robin Hellier</i> | 11 Chigwell Grange High Road Chigwell IG7 6BF <i>Mr Michael Mercer</i> | TPO/EPF/09/12 T2: Ash - 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=651521</p> | | |
| 9. | EPF/0791/21 <i>David Maguire</i> | 29 Forest Avenue Chigwell IG7 5BP <i>Mr Maxwell Ward</i> | Two storey side and 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=650075</p> | | |



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| 10. | EPF/0867/21 <i>David Maguire</i> | 17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i> | Proposed construction of an outhouse/summer house. |
| | <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=650374</p> | | |
| 11. | EPF/1087/21 <i>David Maguire</i> | Frairs Gate 16 Daleside Gardens Chigwell IG7 6PR <i>Mr J Brown</i> | Demolition of existing and erection of new single dwelling house. |
| | <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=651334</p> | | |
| 12. | EPF/1089/21 <i>David Maguire</i> | 50 Dickens Rise Chigwell IG7 6NY <i>Javed</i> | 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=651336</p> | | |
| 13. | EPF/1094/21 <i>Muhammad Rahman</i> | 7 Coolgardie Avenue Chigwell IG7 5AU <i>MR WAQAR HUSSAIN</i> | Retrospective application for rear patio 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=651341</p> | | |



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| 14. | EPF/1131/21 <i>Brendan Meade</i> | 22 Barnaby Way Chigwell IG7 6NZ <i>Mr Fazz Chaudhary</i> | Construction of an electric metal bar gate to the front of the property. |
| | <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=651520</p> | | |
| 15. | EPF/1143/21 <i>Zara Seelig</i> | 3 Dacre Gardens Chigwell IG7 5HH <i>Mr M Ali</i> | Ground and first floor rear extensions. |
| | <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=651577</p> | | |
| 16. | EPF/1227/21 <i>David Maguire</i> | 38 Chigwell Rise Chigwell IG7 6AG <i>Mr Vishal Patel</i> | 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=651974</p> | | |
| 17. | EPF/1098/21 <i>Robin Hellier</i> | 8 New Forest Lane Chigwell IG7 5QN <i>Mr Saeed Khaliq</i> | TPO/CHI/01/71 (Ref: A1) T1: Oak - Crown lift to 8m from ground level, 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=651345</p> | | |



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| 18. | EPF/1177/21 <i>Robin Hellier</i> | 78 Bracken Drive Chigwell IG7 5RD <i>Jazz Jazz</i> | TPO/EPF/19/09 (Ref: T10, T14 & T15) T1-T3: 3 x Oaks - 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=651741</p> | | |
| 19. | EPF/1204/21 <i>Robin Hellier</i> | Brook House 82 High Road Chigwell IG7 6PT <i>Simon Greener</i> | TPO/EPF/01/84 (Ref: T1) T7: False Acacia - Fell. |
| | <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=651856</p> | | |
| 20. | EPF/1174/21 <i>Muhammad Rahman</i> | 89 Manor Road Chigwell IG7 5PN <i>Mr Rohit Lakhanpaul</i> | Demolish existing bungalow and construction of new dwelling. |
| | <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=651738</p> | | |
| 21. | EPF/1180/21 <i>Brendan Meade</i> | Millers Farm House Grove Lane Chigwell IG7 6JQ <i>Mr Joseph Enright</i> | Two storey rear extension, structural glazing to be added to former extension & demolition of non-historic bread oven. |
| | <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=651744</p> | | |



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| 22. | EPF/1208/21 <i>David Maguire</i> | 33 Lyndhurst Rise Chigwell IG7 5BB <i>Choudhury</i> | Proposed front porch, two storey side and rear extensions with balcony to first floor on street side and two front and rear dormers. |
| 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=651860 | | | |
| 23. | EPF/1219/21 <i>Zara Seelig</i> | 19 The Shrubberies Chigwell IG7 5DU <i>Matthew Martin</i> | Hip to gable loft conversion with rear dormer and front skylights. |
| 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=651899 | | | |
| 24. | EPF/1182/21 Brendan Meade | Millers Farm House Grove Lane Chigwell IG7 6JQ Mr Joseph Enright | Grade II Listed building consent for two storey rear extension, structural glazing to be added to former extension & demolition of non-historic bread oven. |
| 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=651753 | | | |

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:

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| 1. | EPF/0847/21 <i>David Maguire</i> | 57 Chigwell Park Drive Chigwell IG7 5AZ <i>Ryan Lee</i> | Application for a Lawful Development certificate for a proposed hip to gable loft conversion with a rear dormer. |
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| 2. | EPF/1039/21 <i>Graham Courtney</i> | 46 Woolhampton Way Chigwell IG7 4QJ <i>Patel</i> | Application for a Lawful Development certificate for a proposed outbuilding for the purposes of a gym & a games room. |
| 3. | EPF/1050/21 <i>Sophie Ward Bennett</i> | 81 + 83 Grange Crescent Chigwell IG7 5JD <i>Mr Lee Cummins</i> | Application for Discharge of Conditions reserved by conditions "6 - Landscaping", "9 - Flood Risk Assessment", "12 - Remediation Method Statement" & "16 - Design & Method Statement" for EPF/3133/17 . (Residential redevelopment to create 2 new 5 bed dwelling). |
| 4. | EPF/1349/21 <i>Graham Courtney</i> | 3 Barton Close Chigwell Essex IG7 6LJ Mr David | Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 3.00 metres & a maximum height of 3.00 metres. |

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

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| EPF/0268/21 <i>David Maguire</i> | 16 Daleside Gardens Chigwell IG7 6PR <i>Mr J Brown</i> | Proposed improvements and extensions. |
| 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. |
| 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. |
| EPF/0435/21 <i>Caroline Brown</i> | The Paddock Grove Lane Chigwell IG7 6JQ <i>Mr Kashif Din</i> | A single storey side extension. |



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| 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. |
| EPF/0520/21 <i>Zara Seelig</i> | 2 Linkside Chigwell IG7 5DN <i>MR SANJEEV AGGARWAL</i> | Proposed single storey rear extension. |
| 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> |
| 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. |
| EPF/2785/20 <i>Muhammad Rahman</i> | 1 Gainsborough Place Chigwell IG7 6LA <i>Mr Ben Rosenthal</i> | Single storey side extension. |

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

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| EPF/0252/21 <i>Brendan Meade</i> | 36 Coopers Close Chigwell IG7 6EU <i>Mr Murat Onel</i> | First floor rear extension and single storey side extension. |
| <i>Comments of the Parish Council</i> | | |
| The Council <i>OBJECTS</i> to this application, because the proposed extension is too close to the site boundary. | | |



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| EPF/0602/21 <i>Muhammad Rahman</i> | 16 The Shrubberies Chigwell IG7 5DU <i>Mr Clifford Bevis</i> | Single storey side extension. |
| <i>Comments of the Parish Council</i> | | |
| The Council OBJECTS to this application because the proposed extension would result in an undesired terracing effect, further the structure has not been set-back from the site boundary by the minimum distance required, of one meter. | | |
| 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. <i>(Similar scheme to EPF/2689/18)</i> |
| <i>Comments of the Parish Council</i> | | |
| The Council OBJECTS to this application, because the proposed alterations to the structure would result in an over-development of the site, further the suggested roof design is deemed inappropriate. | | |
| 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. |
| <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. | | |



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| 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>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/0551/21 Robin Hellier | 14 Tomswood Road Chigwell IG7 5QS Mr Shahid Naeem | TPO/EPF/41/08 T2: Norway Maple - Fell and replace, 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.

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| EPF/0315/21 David Maguire | 5 High Elms Chigwell IG7 6NF Ms Weatherley | Proposed single storey replacement rear extension. |
| <p>Summary Of Refusal</p> <p>Due to its proposed depth, which extends beyond the established building line, and due to its bulk and mass, this proposal does not have enough regard to the relevant form and massing prevailing around the site nor does it relate positively to the host dwelling. Therefore, the proposed development is not in accordance with paragraphs 124 and 127 of the NPPF (2019), nor with policies DBE10 of our Local Plan and Alterations (1998 & 2006) and policy DM 9 of our Local Plan Submission Version (2017). The proposed extension would result in an overbearing form of development. It would detrimentally impact upon the amenity of neighbours at 4 High Elms with regard to outlook and access to adequate daylight / sunlight to the amenity space and French doors to the rear. As a result, this proposal is not in accordance with paragraphs 124 and 127 of the NPPF (2019), nor with policy DBE9 of our Local Plan and Alterations (1998 & 2006) and policy DM 9 of our Local Plan Submission Version (2017).</p> | | |



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| 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><i>Summary Of Refusal</i></p> <p>By reason of its bulk and roof form the proposal would appear as visually detrimental to the street-scene leading to a poorly designed front façade failing to complement or enhance the existing building or 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.

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| EPF/0357/21 <i>Brendan Meade</i> | Pinegrove Roding Lane Chigwell IG7 6BE <i>Mr Daniel Sugar</i> | Proposed new detached garage. |
| <p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed structure is sited within the Metropolitan Green Belt, and is devoid of the requisite special circumstances, which would permit such a development in this locality.</p> <p><i>Summary Of Refusal</i></p> <p>The site lies within the Metropolitan Green Belt wherein there is strict control of the development of new buildings. The proposed development fails to meet any of the exceptions of inappropriate development within the Green Belt and would have significantly detrimental spatial impact upon the openness of the Green Belt. No very special circumstance exists that outweighs this harm. It is therefore contrary to policies CP2 and GB2A from the adopted Local Plan and Alterations (LP) (1998 & 2006), policies SP6 and DM4 from the Local Plan Submission Version (LPSV) (2017) and the NPPF 2019.</p> | | |



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| EPF/0489/21 <i>Muhammad Rahman</i> | 8 Barton Close Chigwell IG7 6LJ <i>Mr Ronas</i> | Proposed two storey extension to sides and rear, loft conversion, alterations to front elevation and associated internal alterations. |
| <p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed extensions are excessively large, and would result in a structure which is out of keeping and inappropriate to the existing aesthetic. Further, the committee has noted that there are no street scene elevation plans included in this application.</p> <p><i>Summary Of Refusal</i></p> <p>The proposed development appears as a bulky addition and is of a poor design, that fails to complement or enhance the appearance of the existing building and the street scene. Consequently, it would have a harmful effect to the established character and appearance of the wider area, contrary to polices CP2, CP7 & DBE10 of the adopted Local Plan 1998 & 2006, polices DM9 & DM10 of the Local Plan Submission Version 2017, and Paragraphs 124 & 127 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.</p> | | |

9. 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