



*Clerk to the Council*

Anthony-Louis Belgrave

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6<sup>th</sup> January 2022

## TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Wednesday 12<sup>th</sup> January 2022** at the **Parish Council Offices**, Hainault Road, Chigwell **at 6.30pm** to transact the business shown in the Agenda below.

- \* All attendees are asked to wear face protection, scan the QR code via the NHS Track and Trace app, and use hand sanitiser on entry.

Anthony-Louis Belgrave  
Clerk to the Council

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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 (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 9<sup>th</sup> December 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 10<sup>th</sup> December 2021, 17<sup>th</sup> December 2021 and 24<sup>th</sup> December 2021. (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

<b>1.</b>	EPF/2985/21 <i>Muhammad Rahman</i>	3 Linkside Chigwell IG7 5DN <i>Mr &amp; Mrs Kyprianou</i>	Application for Prior Approval of a proposed Enlargement of a Dwellinghouse by construction of additional storeys.
<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659913">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659913</a></p>			



2.	EPF/3077/21 <i>Muhammad Rahman</i>	3 Linkside Chigwell IG7 5DN <i>Mr &amp; Mrs Kyprianou</i>	Application for Prior Approval of a proposed Enlargement of a Dwellinghouse by construction of additional storeys.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660353">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660353</a>		
3.	EPF/2848/21 <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 & a glazed link between the house and garage with associated internal alterations.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659260">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659260</a>		
4.	EPF/2858/21 <i>Muhammad Rahman</i>	47 Stradbroke Drive Chigwell IG7 5RA <i>Mr Easan</i>	Application for Variation of Condition 2 (Plan Numbers) for <b>EPF/2040/20</b> (Replacement Dwelling) with alterations to front gable projection, basement, and addition of obscure glazed flank windows.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659339">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659339</a>		
5.	EPF/2891/21 <i>Muhammad Rahman</i>	12 Lambourne Crescent Chigwell IG7 6EY <i>Mr Leandro Ghisio</i>	Two storey side extension, single storey rear extension with small single storey front extension.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659458">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659458</a>		
6.	EPF/2999/21 <i>Kie Farrell</i>	Land On The North East Side Adjacent to Chase Lane Chigwell IG7 6JW <i>Mr K and Mrs L Plaster</i>	Build additional stables to mirror the existing stable block, construct an all-weather riding arena and adjacent store.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659977">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659977</a>		



7.	EPF/3160/21 <i>Muhammad Rahman</i>	54 Lechmere Avenue Chigwell IG7 5ET <i>Farrukh Iftikhar</i>	Prior approval for additional first floor to the existing bungalow.
	<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660753">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660753</a></p>		
8.	EPF/2692/21 <i>Marie-Claire Tovey</i>	Land Rear Of 40 Mount Pleasant Road Chigwell IG7 5ER <i>Mr Martin Cressey</i>	Proposed 4 bedroom detached dwelling with 2x car parking space & private amenity.
	<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=658613">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=658613</a></p>		
9.	EPF/2882/21 <i>Alastair Prince</i>	Old Chigwellians Sports Club Roding Lane Chigwell IG7 6BE <i>Mr Martin Cressey</i>	Addition of 3 removable single storey portable cabins.
	<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659433">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659433</a></p>		
10.	EPF/2954/21 <i>Muhammad Rahman</i>	1 Grange Crescent Chigwell IG7 5JB <i>Lachani</i>	Application for Variation of Condition 2 for <b>EPF/2061/20</b> . (Double side, double rear extension with alteration to the roof).
	<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659744">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659744</a></p>		



11.	EPF/3019/21 <i>Kie Farrell</i>	23 Lee Grove Chigwell IG7 6AD <i>Mr Amir Seyyad</i>	Proposed roof remodelling with loft conversion.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660097">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660097</a>		
12.	EPF/3083/21 <i>Ian Ansell</i>	Grange Court 72 High Road Chigwell IG7 6PT <i>Mr Stephen Ashton</i>	Grade II listed building application for Brick cleaning and repointing.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660378">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660378</a>		
13.	EPF/2358/21 <i>Muhammad Rahman</i>	5 The Shrubberies Chigwell IG7 5DU <i>MR HUMZA SHAIKH</i>	Proposed double storey side and rear extension. ( <i>Amended plans</i> )
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=656881">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=656881</a>		
14.	EPF/1573/20 <i>Caroline Brown</i>	2 Courtland Drive Chigwell IG7 6PN <i>Megabay Ltd</i>	Demolition of existing dwelling and replacement with two structures containing a total of 6 new dwellings. ( <i>re-consultation</i> ) ( <i>Revised application to EPF/0437/20</i> )
	If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans: <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=639716">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=639716</a>		
15.	EPF/2417/21 <i>Alastair Prince</i>	28 Lechmere Avenue Chigwell IG7 5ET <i>Navdeep Singh</i>	Demolition of an existing shed and erection of a single storey outbuilding to be used as ancillary to the main dwelling-house. ( <i>re-consultation</i> )
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=657214">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=657214</a>		



16.	EPF/2641/21 <i>Zara Seelig</i>	4 St Marys Way Chigwell IG7 5BX <i>Fenton Ferguson</i>	Proposed double storey side extension, front porch & internal re-configuration. <i>(re-consultation)</i>
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=658375">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=658375</a>		
17.	EPF/3169/21 <i>Robin Hellier</i>	4 Glenside Chigwell IG7 5RE <i>Mrs Patricia Tarrel</i>	TPO/EPF/13/09 (Ref: T2) T1: Hornbeam - Crown reduce, as specified.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660813">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660813</a>		
18.	EPF/3153/21 <i>Marie-Claire Tovey</i>	The Chestnuts Vicarage Lane Chigwell IG7 6LT <i>Mrs Sue Lloyd</i>	Application for a Lawful Development certificate for confirmation of commencement on <b>EPF/0392/16</b> - new dwelling.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660674">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660674</a>		
19.	EPF/2900/21 <i>Sukhvinder Dhadwar</i>	Copperfield Green Lane Chigwell IG7 6DN <i>Podaru</i>	Demolition of the existing dwelling and construction of replacement dwellinghouse.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659495">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659495</a>		
20.	EPF/2990/21 <i>Marie-Claire Tovey</i>	17 High Elms Chigwell IG7 6NF <i>Mrs. U. Chaudhary</i>	Single storey ground floor rear and side extensions.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659936">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659936</a>		



21.	EPF/3022/21 <i>Sukhvinder Dhadwar</i>	11 Chester Road Chigwell IG7 6AH <i>Mr N VijaykumaR</i>	Proposed construction of boundary wall and gates with metal grid. <b>(Revised application to EPF/1719/21)</b>
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660100">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660100</a>		
22.	EPF/3043/21 <i>Alastair Prince</i>	7 Chigwell Park Chigwell IG7 5BE <i>Mr Kash Mohammed</i>	Erection of an outbuilding for use as a home gym.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660239">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660239</a>		
23.	EPF/2874/21 <i>Marie-Claire Tovey</i>	50 Hainault Road Chigwell IG7 6QX <i>Dr Primala Ashokan</i>	Install an EV charge point on my driveway and a log-cabin shed in my garden.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659416">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=659416</a>		
24.	EPF/3199/21 <i>Robin Hellier</i>	5 Stradbroke Park Tomswood Road Chigwell IG7 5QL <i>Mrs Jega</i>	TPO/EPF/54/08 T11: Oak - Crown reduce to previous points, as specified. T12: Hornbeam - Crown reduce by up to 2m, as specified.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660896">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660896</a>		
25.	EPF/3112/21 <i>Alastair Prince</i>	59 Fontayne Avenue Chigwell IG7 5HD <i>Mrs Lara Kott</i>	First floor rear & side extension / new porch.
	If you are viewing this report in an electronic format, click on the link below to view related documents including plans <a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660535">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660535</a>		



26.	EPF/3118/21 <i>Kie Farrell</i>	The Rodings Roding Lane Chigwell IG7 6BE <i>Mr and Mrs John Klipp</i>	Proposed alterations & extensions to include removal of existing structures, front, side and rear extensions, provision of a garage, basement, refurbishment of swimming pool, provision of hardstanding, replacement fenestration & all other associated development.
<p>If you are viewing this report in an electronic format, click on the link below to view related documents including plans</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660594">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=660594</a></p>			
27.	EPF/1182/18 <i>Stephan Solon</i>	Land west of Froghall Lane Chigwell Essex <i>MPM Limited</i>	Hybrid application requesting full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents' gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and outline planning permission for a 0.45 hectare extension of the cemetery. <b>(Re-consultation)</b>
<p>If you are viewing this report in an electronic format, press ctrl &amp; click on the link below to view related documents including plans:</p> <p><a href="http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=608757">http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&amp;DOC_CLASS_CODE=PL&amp;FOLDER1_REF=608757</a></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/2981/21 <i>Sukhvinder Dhadwar</i>	68 Hainault Road Chigwell IG7 5DQ <i>Mr N U</i>	Application for a Lawful Development certificate for a proposed creation of an outbuilding within rear garden space.
2.	EPF/2987/21 <i>Zara Seelig</i>	23 Stradbroke Drive Chigwell IG7 5QU <i>Mohammed Saleem &amp; Mohammed Wasim Tayyab</i>	Application for a Lawful Development certificate for a proposed outbuilding.





3.	EPF/2995/21 <i>Kie Farrell</i>	27 Gravel Lane Chigwell IG7 6DA <i>Ms Patel</i>	Application for Approval of Details reserved by conditions 7 "details of surface water disposal" & 8 "full details of both hard and soft landscape works (including tree planting) and implementation programme" for <b>EPF/1622/21</b> . (Two storey side and two storey rear extension. Single storey front extension. Single storey rear extension. Rear outbuilding).
4.	EPF/3000/21 <i>Marie-Claire Tovey</i>	Highwood Pudding Lane Chigwell IG7 6BY <i>Mr Luke Craft</i>	Application for Approval of Details reserved by condition 14 'details of levels' for <b>EPF/0323/19</b> (Variation of conditions on <b>EPF/2997/18</b> ). (Demolition of two existing dwellings & associated ancillary outbuildings with erection of 2 x no. new dwellings with garages)
5.	EPF/3007/21 <i>Sophie Ward Bennett</i>	Broad Oaks 34 High Road Chigwell IG7 6DW <i>Mr and Mrs Subaskaran</i>	Application for approval of details reserved by condition 4 'Surface Water Disposal' on <b>EPF/1107/20</b> (Proposed demolition of an existing house, pool house and garage, with other outbuildings, and erection of a replacement 15 bedroom two storey dwelling and garages)
6.	EPF/3032/21 <i>Graham Courtney</i>	51 Lechmere Avenue Chigwell IG7 5HA <i>Ramesh Vekariya</i>	Prior approval for a 6 metre deep single storey rear extension, height to eaves 3.0 metres and maximum height of 3.5 metres
7.	EPF/3049/21 <i>Graham Courtney</i>	33 Lyndhurst Rise Chigwell IG7 5BB <i>Nural Choudhury</i>	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 8.00 metres, height to eaves of 2.90 metres & a maximum height of 3.10 metres
8.	EPF/1973/21 <i>Zara Seelig</i>	19 The Shrubberies Chigwell IG7 5DU <i>Matthew Martin</i>	Application for a Lawful Development certificate for a proposed hip to gable style loft conversion with rear facing dormer & two front roof slope skylight windows
9.	EPF/3058/21 <i>Alastair Prince</i>	20 Bracken Drive Chigwell IG7 5RF <i>Mr R Longman</i>	Application for a Lawful Development certificate for a proposed loft conversion with a hip to gable & a rear dormer.



10.	EPF/3090/21 <i>Graham Courtney</i>	27 Murtwell Drive Chigwell IG7 5ED <i>Darren and Richelle Marks</i>	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 3.65 metres
11.	EPF/2944/21 Muhammad Rahman	3 Linkside Chigwell IG7 5DN Mr & Mrs Kyprianou	Application for a Lawful Development certificate for a proposed hip to gable roof conversion, single storey rear extension & single storey side extension.
12.	EPF/3111/21 <i>Marie-Claire Tovey</i>	30 A Manor Road Chigwell IG7 5PD <i>Mr Constantin Podaru</i>	Application for a Lawful Development certificate for a proposed demolition of a detached single storey garage & erection of a single storey side extension & single storey rear extension to the property. A hip-to-gable roof extension to the side of the property & addition of a dormer window to the rear of the property.
13.	EPF/3177/21 <i>Zara Seelig</i>	19 The Shrubberies Chigwell IG7 5DU <i>Matthew Martin</i>	Application for a Lawful Development certificate for a proposed Dutch gable roof extension for a rear facing dormer loft conversion with two front roof slope skylights.
14.	EPF/3174/21 <i>Sophie Ward Bennett</i>	Chigwell School 133 High Road Chigwell IG7 6QF <i>c/o Agent</i>	Application for Approval of Details reserved by condition 7 "hard & soft landscaping" for <b>EPF/0417/21</b> . (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).
15.	EPF/3178/21 <i>Sophie Ward Bennett</i>	Chigwell School 133 High Road Chigwell IG7 6QF <i>c/o Agent</i>	Application for Approval of Details reserved by condition 12 "Samples of the types and details of colours of all the external finishes" for <b>EPF/0417/21</b> . (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).



16.	EPF/3278/21 <i>Graham Courtney</i>	21 Lee Grove Chigwell IG7 6AD <i>Mr J Rutherford</i>	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 5.00 metres, height to eaves of 2.93 metres & a maximum height of 3.41 metres.
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## 8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

EPF/1820/21 <i>Brendan Meade</i>	33 Lechmere Avenue Chigwell IG7 5HA <i>Gharial</i>	Re-modernisation, double side, rear and ground floor extension.
EPF/1960/21 <i>Kie Farrell</i>	22 Stradbroke Drive Chigwell IG7 5QY <i>Mrs Lucia Gardiner</i>	Two storey rear extension, single storey rear extension, front entrance extension and dormer to second floor.
EPF/2173/21 <i>David Maguire</i>	53 St Marys Way Chigwell IG7 5BX <i>Manoj Chandwani</i>	Enclosure of front porch.
EPF/2427/21 <i>Muhammad Rahman</i>	Timbers 40 Tomswood Road Chigwell IG7 5QS <i>Mr Habibur Rahman</i>	Part two storey rear extension, including a garage conversion into a habitable room. <b><i>(Revised application to EPF/1745/21)</i></b>
EPF/2651/21 <i>David Maguire</i>	41 Limes Avenue Chigwell IG7 5NX <i>Mr Vishnuthas</i>	Proposed single storey rear extension. Extending the existing kitchen & living room further into the garden to allow for a larger kitchen & dining space.

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

EPF/1711/21 <i>Brendan Meade</i>	42 Lyndhurst Rise Chigwell IG7 5BA <i>Sandha</i>	Proposed double storey rear extension & basement.
<p><b><i>Comments of the Parish Council</i></b></p> <p>The Council <b>OBJECTS</b> to this application, because the proposal would adversely affect the amenity of the neighbouring property. The basement extension would increase the risk of flooding, by interfering with the water level, this is particularly concerning in circumstances where the proposed extension is near a natural water course.</p>		



EPF/2225/21 <i>Marie-Claire Tovey</i>	Rolls Park Stables 8 High Road Chigwell IG7 6DJ <i>Mr &amp; Mrs Manders</i>	Replacement of external doors & windows, new pool & pool house.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application which may result in inappropriate development of a Listed building. However, if the assigned Heritage officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/2469/21 <i>David Maguire</i>	47 Fontayne Avenue Chigwell IG7 5HD <i>Mr D Taak</i>	Proposed two storey rear extension, first floor side build over and front porch.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application, because the proposed extensions would create the potential for a terracing effect and would be detrimental to the host building. Further this application is deficient of the street scene elevations, which would facilitate an informed decision to be made by this committee.</p>		
EPF/2325/21 <i>Robin Hellier</i>	Oak Cottage 189 High Road Chigwell IG7 5AS <i>Mrs Tracy Clarke</i>	TPO/EPF/05/96 (Ref: T2) T9: Oak - Fell.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/2395/21 <i>Robin Hellier</i>	Shirbern House 25 Forest Lane Chigwell IG7 5AF <i>Mr Hopkin</i>	TPO/EPF/14/13 (Ref: T1) & TPO/EPF/01/88 (Ref: G1) T1: Oak - Crown reduce lower canopy, as specified. T2: Hornbeam - Reduce overhanging branches, as specified.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/2487/21 <i>Robin Hellier</i>	Three Jolly Wheelers 735 Chigwell Road Chigwell IG8 8AS <i>Mitchells and Butlers</i>	TPO/EPF/40/02 (Ref: G3) 13 x Sycamore - Crown reduce lateral spread by up to 3.5m, as specified.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/2237/21 <i>Marie-Claire Tovey</i>	Rolls Park Stables 8 High Road Chigwell IG7 6DJ <i>Mr &amp; Mrs Manders</i>	Application for Grade II Listed Building consent for proposed replacement of external doors & windows, new pool & pool house.
<p><b>Comments of the Parish Council</b></p> <p>The Council <b>OBJECTS</b> to this application which may result in inappropriate development of a Listed building. However, if the assigned Heritage 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/2327/21 <i>Kie Farrell</i>	28 Park View Chigwell IG7 5DF <i>Mr Guy McWilliam</i>	Single storey rear extension. <b>(Amendment to EPF/1673/21)</b>
<p><b>Summary Of Refusal</b></p> <p>The proposed development would result in a disproportionate addition over and above the size of the original building and would therefore have a harmful impact on the openness of the Green Belt contrary to policy GB2A of the adopted Local Plan 1998 &amp; 2006, policy DM4 of the Local Plan Submission Version 2017 and the NPPF 2021. The proposed extension by reason of its design, scale, depth and siting, appears as an unsympathetic, incongruous and disproportionate addition which fails to complement or enhance the appearance of the existing building and surrounding area contrary to policies CP2, CP7, DBE10 of the adopted Local Plan 1998 &amp; 2006, policies DM9 &amp; DM10 of the Local Plan Submission Version 2017 and the NPPF 2021.</p>		



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

EPF/2205/21 <i>Muhammad Rahman</i>	St Merryn Grove Lane Chigwell IG7 6JD <i>Mr Spencer Fortag</i>	Proposed new build garage and external render for existing dwelling-house.
<p><b><i>Comments of the Parish Council</i></b></p> <p>The Council <b>OBJECTS</b> to this application, because the proposed new building would be positioned too close to the neighbouring property. If, however, the district council's Planning Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p> <p><b><i>Summary Of Refusal</i></b></p> <p>The proposal, by reason of its siting, scale, bulk and massing, does not complement the setting of the host house and would be out of character with the existing building detracting from its appearance and would also be an inappropriate development in this locality that will cause significant harm to the street scene. Consequently, it would have a harmful effect to the character and appearance of the area, contrary to policies CP2, CP7, DBE1 &amp; DBE10 of the adopted Local Plan 1998 &amp; 2006, Policy DM9 of the Local Plan Submission Version 2017, and the Paragraphs 126 &amp; 130 of the NPPF 2021. It has not been sufficiently demonstrated that the retention and protection of trees (including veteran trees), landscape features or habitats will be successfully implemented in accordance with relevant guidance and best practice, contrary to Policy LL10 of the adopted Local Plan 1998 &amp; 2006, Policy DM5 of the Local Plan Submission Version 2017, and Paragraph 180 of the NPPF 2021. The proposal would lead to the creation of an unnecessary access on B173 Lambourne Road, a 'B class' classified road, and a Secondary Distributor, where the principal function is that of carrying traffic freely and safely between centres of population. The proposed access would introduce an additional and unnecessary point of traffic conflict into the highway to the detriment of highway safety. Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies ST4 &amp; ST6 of the adopted Local Plan 1998 &amp; 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021. This proposal does not provide sufficient turning clear of the highway. Consequently, this will lead to vehicles reversing into the carriageway of Lambourne Road resulting in an unacceptable degree of hazard to emerging and approaching vehicles to the detriment of highway safety. Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies ST4 &amp; ST6 of the adopted Local Plan 1998 &amp; 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021. The proposed driveway length is below the minimum dimensions as set out in the Parking Standards Sept 2009, which would require a minimum setback of 6m from the garage to the highway. Consequently, any vehicles parked in front of the proposed garage would overhang the footway and cause an obstruction to the detriment of pedestrian safety. Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, Policies ST4 &amp; ST6 of the adopted Local Plan 1998 &amp; 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021.</p>		



EPF/2372/21 <i>Muhammad Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr. &amp; Mrs. Naseem</i>	Ground floor 1.5 storey front extension and first floor two storey rear extension.
<p><b><i>Comments of the Parish Council</i></b></p> <p>The Council <b>OBJECTS</b> to this application, because the proposed design includes excessively large windows, which would result in an unacceptably low level of energy efficiency. In view of the pledges in support of environmental protection made by this council and the planning authority, it is recommended that an alternative, more eco-friendly approach is engaged.</p> <p><b><i>Summary Of Refusal</i></b></p> <p>The proposal, by reason of its poor design, would be out of character with the existing building detracting from its appearance and will cause significant harm to the street scene. Consequently, it would have a harmful effect to the character and appearance of the area, contrary to policies CP2, CP7, DBE1 &amp; DBE10 of the adopted Local Plan 1998 &amp; 2006, Policy DM9 of the Local Plan Submission Version 2017, and the Paragraphs 126 &amp; 130 of the NPPF 2021. It has not been sufficiently demonstrated that the retention and protection of trees (including veteran trees), landscape features or habitats will be successfully implemented in accordance with relevant guidance and best practice, contrary to Policy LL10 of the adopted Local Plan 1998 &amp; 2006, Policy DM5 of the Local Plan Submission Version 2017, and Paragraph 180 of the NPPF 2021.</p>		

## 9. RECONSULTATION FOR PLANNING APPLICATION



Members are advised that correspondence, as shown at **Appendix 1**, has been received from Waltham Forest Council/EFDC regarding the demolition of existing structures and the redevelopment of three land parcels, to deliver 345 residential units (Use Class C3), 2427 sqm (GIA) commercial floorspace (Use Class E) and community floorspace (Use Class F.2) in buildings of up to 26 storeys. Associated development including new public realm areas, tree planting and landscaping, accesses, parking and servicing facilities:

Site 1 – Adjoins railway overpass to southern boundary, railway to west and Argall Way to north and east.

Site 2 – Adjoins Orient Way to west, Lea Bridge Road to the north and rear of Elm Park Road properties to east.

Site 3 – Adjoins railway overpass to north, railway to west and Orient Way to south and east

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 **16<sup>th</sup> January 2022**.

Members are asked to **CONSIDER** and **APPROVE** an appropriate response, to this consultation.



## 10. CONSULTATION FOR PLANNING APPLICATION



Members are advised that correspondence, as shown at **Appendix 2**, has been received from East Herts Council/EFDC regarding the construction of two storey side extension. New gable on first floor rear elevation with new first floor rear and side window openings. Alterations to fenestration. Demolition of outhouses and construction of replacement outbuilding consisting of garage, store and home office at: The Lodge Hyde Hall Hallingbury Road Sawbridgeworth Hertfordshire CM21 9HR.

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 **14<sup>th</sup> January 2022**.

Members are asked to **CONSIDER** and **APPROVE** an appropriate response, to this consultation.

## 11. APPEALS LODGED

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

**EPF/1491/21**, 35 Oak Lodge Avenue, Chigwell, Essex, IG7 5JA. Ground floor rear & side extensions, first floor front side & rear extensions, loft conversion with rear & side dormer, including new rear terraced areas. (**Revised application to EPF/0457/21**) This Appeal, following the decision of the Epping Forest District Council, to refuse planning permission.

## 12. EXCLUSION OF THE PUBLIC AND THE PRESS

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

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

**There are no confidential items to be considered.**

Anthony-Louis Belgrave  
Clerk to the Council