



Clerk to the Council

Anthony-Louis Belgrave

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17th February 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 23rd February 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.

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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 10th February 2022.



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 January 2022, and 11th January 2022 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0022/22 <i>Alastair Prince</i>	37 Forest Lane Chigwell IG7 5AF <i>Mr & Mrs E Castle</i>	Application for a proposed new single storey rear extension, a new first floor side extension & introduction of rooflights within the existing flat roof at high-level in order to meet the requirements of the new owner’s growing family requirements.
<p>If you are viewing this report in an electronic format, 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=661582</p>			



2.	EPF/0141/22 <i>Caroline Brown</i>	213 High Road Chigwell IG7 5BJ <i>Mr Abdul Iman</i>	Proposed 3.06m ground floor single storey extension to rear of property. Proposed 3.0m two-storey (Basement & First Floor Extension) to rear of property with roof terrace.
	<p>If you are viewing this report in an electronic format, 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=662178</p>		
3.	EPF/0151/22 <i>Mohinder Bagry</i>	Brownings Farmhouse Gravel Lane Chigwell IG7 6DQ <i>Mr & Mrs B Ormsby</i>	Erection of Replacement Summerhouse.
	<p>If you are viewing this report in an electronic format, 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=662234</p>		
4.	EPF/0162/22 <i>Marie-Claire Tovey</i>	Aspen Mews 242 Lambourne Road Chigwell IG7 6HX <i>Mr Harnoop Atkar</i>	Application for Variation of Condition 20 for EPF/2473/16 . (Demolition of 22 bedroom residential dwelling and associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bed care home and one three storey block containing 25 retirement living apartments, together with 51 car parking spaces and landscaping)
	<p>If you are viewing this report in an electronic format, 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=662296</p>		
5.	EPF/0183/22 <i>Ian Ansell</i>	Land Adjoining 33 Maypole Drive Chigwell IG7 6DE <i>Mr Colin Stone</i>	Construction of x1 no. 3 bedroom bungalow on vacant plot of land.
	<p>If you are viewing this report in an electronic format, 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=662417</p>		



6.	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 http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659416		
7.	EPF/3136/21 <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 dwellinghouse, including new brick-built boundary.
	If you are viewing this report in an electronic format, 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=660612		
8.	EPF/0237/22 <i>Robin Hellier</i>	Pinegrove Roding Lane Chigwell IG7 6BE <i>Mr James Hughes</i>	TPO/EPF/32/90 (Ref: A1) Tree A: 1 x Oak - Specific limb reduction, as specified. Tree P: 1 x Scots Pine - Specific reduction to limbs overhanging the road, as specified.
	If you are viewing this report in an electronic format, 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=662679		
9.	EPF/0160/22 <i>Mohinder Bagry</i>	33 Forest Lane Chigwell IG7 5AF <i>Mr Clements</i>	Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers. Construction of vehicular entrance gates and railings.
	If you are viewing this report in an electronic format, 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=662294		
10.	EPF/0239/22 <i>Alastair Prince</i>	9 Ely Place Chigwell IG8 8AG <i>Mr Gavin Worth</i>	Double storey side extension with gable ended pitched roof.
	If you are viewing this report in an electronic format, 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=662681		



11.	EPF/1316/20 <i>Ian Ansell</i>	The Cedars 215 Lambourne Road Chigwell IG7 6JP <i>Mr M Barker</i>	Replacement of existing single dwelling and detached garage on the site of The Cedars with a purpose-built block comprising 5 self-contained apartments, including private secure off-street parking, amenity space, bike & a bin store. <i>(Revised application to EPF/2886/19)</i>
<p>If you are viewing this report in an electronic format, 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=638362</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/0092/22 <i>Mohinder Bagry</i>	24 Forest Lane Chigwell IG7 5AE <i>B Ross-Field</i>	Application for a Lawful Development certificate for a proposed outdoor swimming pool together with a single storey pool house.
2.	EPF/0220/22 <i>Graham Courtney</i>	21 Tomswood Road Chigwell IG7 5QP <i>Mr & Mrs Saeed</i>	Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 8.00 metres, height to eaves of 2.80 metres & a maximum height of 3.00 metres.
3.	EPF/0209/22 Muhammad Rahman	21 Tomswood Road Chigwell IG7 5QP Mr & Mrs Saeed	Application for a Lawful Development Certificate for a Proposed loft conversion.
4.	EPF/0233/22 Zara Seelig	12 Bracken Drive Chigwell Essex IG7 5RF Mr & Mrs Anjum	Application for a Lawful Development Certificate for a Proposed loft conversion.



8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

EPF/2529/21 <i>Brendan Meade</i>	47 Chigwell Park Drive Chigwell IG7 5BD <i>Mr Prashant Karuthasen</i>	Proposed single storey rear extension and loft conversion with Juliet balcony.
EPF/2620/21 <i>Brendan Meade</i>	108 Lambourne Road Chigwell IG7 6EJ <i>Jose Carlos Barbosa</i>	Proposed demolition of side garage & erection of a two-storey side extension in its place, including an infill at the rear of the house.
EPF/2760/21 <i>David Maguire</i>	41 Forest Lane Chigwell IG7 5AF <i>Mr. S. Malanga</i>	Retrospective planning permission for a rear veranda.
EPF/2845/21 <i>David Maguire</i>	286 Limes Avenue Chigwell IG7 5NA <i>Mr F Ahmed</i>	Proposed single storey rear extension.
EPF/2932/21 <i>Caroline Brown</i>	120 Lambourne Road Chigwell IG7 6EF <i>Mr & Mrs Len & Anne D'Cruz</i>	Proposed demolition of existing single-storey rear extension, new ground and first floor rear extensions, garage conversion, resurface front forecourt using permeable pavements, internal remodelling works and external wall cladding replacement.
EPF/3019/21 <i>Kie Farrell</i>	23 Lee Grove Chigwell IG7 6AD <i>Mr Amir Seyyad</i>	Proposed roof remodelling with loft conversion.
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. <i>(Revised application to EPF/1719/21)</i>



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

EPF/2365/21 <i>Brendan Meade</i>	Belcarres Chapel Lane Chigwell IG7 6JJ <i>Mrs D Balasuriya</i>	Proposed single storey side extension and new window in existing side door opening.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed extension would likely have an adverse impact upon the protected trees.</p>		
EPF/2543/21 <i>Brendan Meade</i>	29 Forest Lane Chigwell IG7 5AF <i>Ms Marlene Martins</i>	Following the recent Approved Planning Application Ref: EPF/2945/20 . The proposed application seeks planning permissions for an increase to the area and height of the Ground Floor Single Storey Extension circa 3.4m wider and 610mm taller with the omission of the solar-shading canopy, installation for a new external air conditioning condenser unit to comply with the required planning dB ratings and located to one of the side entrance storage units, increase to the height of the mono-pitched dormer extensions, minor external alterations including brick detailing to the rear elevation and landscape design and the amendment to the splay of the pitch of the gable roofs from 40 to 35 degrees"
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed development is not aligned with the standards for sustainability, required by the policies of the Planning authority. Further, this council has declared a Climate emergency, and must therefore request that such proposals include methodologies that would minimise carbon emissions and promote energy efficiency.</p>		



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.
Comments of the Parish Council		
The Council OBJECTS to this application, because this proposal is the subject of a holding objection, on the grounds that it is contrary to certain policies of the planning authority.		
EPF/2841/21 <i>Alastair Prince</i>	30 Murtwell Drive Chigwell IG7 5ED <i>Ms Patricia Taylor</i>	Extension and alteration of existing store (former small garage) to form new study/tv room.
Comments of the Parish Council		
The Council OBJECTS to this application, because the proposed development/conversion would cause the loss of a garage, thereby reducing needed parking amenity.		
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.
Comments of the Parish Council		
The Council OBJECTS to this application, because of concerns that the development would be detrimental to community health, due to the presence of sub-surface gas mains at the site. However, if the assigned Planning officers deem this proposal to be permissible, then this committee is willing to withdraw the stated objection.		
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 EPF/2040/20 (Replacement Dwelling) with alterations to front gable projection, basement, and addition of obscure glazed flank windows.
Comments of the Parish Council		
Members NOTED that this application has previously received approval.		



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.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposal lacks sufficient detail to allow an informed decision to be made. The absence of the street scene elevations is especially unacceptable.</p>		
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.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposal has the potential to impact on the openness of the Green Belt and the sustainability checklist does contribute sufficiently towards the Parish's Climate Change objectives.</p>		
EPF/2826/21 <i>Julie Cottrell</i>	53 Manor Road Chigwell IG7 5PL <i>Mr Farouk Randera</i>	TPO/EPF/10/74 (Ref: A1) T1-T4: 4 x Poplars - Repollard to previous points. T6: Sycamore & T8: Acacia - Crown reduce by up to 2m, as specified. T9: Acacia - Crown reduce by up to 1.5m, as specified. T11: Poplar - Crown reduce by up to 3m, as specified. T12-T14: 3 x Oaks - Crown reduce lateral branches 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/2863/21 <i>Robin Hellier</i>	41 Forest Lane Chigwell IG7 5AF <i>Mrs Marina</i>	TPO/EPF/16/97 (Ref: T6) T1: Hornbeam - Crown reduce height by up to 2m and lateral branches by up to 3m, 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/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.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application which may result in inappropriate development of a Grade II 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.

NONE

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

EPF/0676/21 <i>Alastair Prince</i>	Oakwood 203 High Road Chigwell IG7 5BJ <i>Mr Sahadevan</i>	Proposed single storey & two storey side & rear extension, front porch, conversion of a garage into a habitable room, rear conservatory & enlargement of a rear dormer.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposed extensions and conversion would result in an excessively bulky structure and is considered an over-development of this site, in relation to the existing setting.</p>		



Summary Of Refusal		
<p>The proposed development fails to demonstrate that it would not adversely affect a legally protected tree which is located in the rear garden. The potential loss of this tree is contrary to Policy LL10 of the Adopted Local Plan and with Policy DM 5 of the emerging Local Plan.</p>		
EPF/2118/21 <i>Marie-Claire Tovey</i>	18 A Sylvan Way Chigwell IG7 4BQ <i>Mr Berg</i>	Proposed change of use of the first floor above garage to a one-bedroom flat & conversion of garage into a playroom.
Comments of the Parish Council		
<p>The Council OBJECTS to this application because the proposed change of use would be in breach of the former planning application.</p>		
Summary Of Refusal		
<p>The proposal, by reason of the proximity to the host property 18 Sylvan Way, and in particular the positioning of the entrance to the first floor flat in such close proximity to No. 18 results in an unacceptable loss of privacy to the occupiers of both the proposed flat and the host property due to the existing cramped positioning of the garage building contrary to policy DBE2 and DBE9 of the adopted Local Plan and Alterations, policy DM9 of the Submission Version of the Local Plan (2017) and the aims and objectives of the NPPF. In the absence of a completed Section 106 planning obligation to mitigate against the adverse impact that the development may have on the Epping Forest Special Area for Conservation in terms of 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.</p>		
EPF/2901/21 <i>Kie Farrell</i>	Millers Lodge Millers Lane Chigwell IG7 6DG <i>Mr Marc Yallop</i>	Resubmission of a refused application (Ref: EPF/2219/20) for 1.5 storey side extension Glazed link.
Comments of the Parish Council		
<p>The Council OBJECTS to this application, because this proposed side storey extension would be an inappropriate development, within the Metropolitan Green Belt.</p>		



Summary Of Refusal

The proposed development would result in disproportionate additions over and above the size of the original building, therefore constituting inappropriate development which is by definition harmful to the Green Belt. By reason of its design, scale, height, bulk and siting the proposed extension would also a harmful impact on the openness of the Green Belt in visual and spatial terms contrary to policy GB2A of the adopted Local Plan 1998 & 2006, policy DM4 of the Local Plan Submission Version 2017 and the NPPF 2021. The proposed development would result in an enlargement of the approved residential curtilage into the Green Belt which is inappropriate development, by definition, harmful to the Green Belt. No very special circumstances have been demonstrated that are sufficient to outweigh the significant harm to the Green Belt and to the purposes of including land within the Green Belt. The development is therefore contrary to policy GB2A of the adopted Local Plan and Alterations and Policy DM4 of the Local Plan Submission Version 2017 and the NPPF (2021). The proposal by reason of its design, scale, height, bulk and siting would result in an over intensive level of development with the combined extensions appearing as disproportionate, incongruous and unsympathetic additions which fail to complement or enhance the appearance of the existing dwelling and surrounding area contrary to policies CP2, CP7 & DBE10 of the adopted Local Plan 1998 & 2006, policies DM9 & DM10 of the Local Plan Submission Version 2017 and the NPPF 2021.

EPF/2701/19
Marie-Claire
Tovey

13-22 Brook Parade
Chigwell
Essex
IG7 6PF
Mr Geoffrey Gay

Proposed construction of an additional storey comprising of x6 no. two bedroom flats.

Comments of the Parish Council


The Council **STRONGLY OBJECTS** to this application, because the proposed development is an over-intensification of the existing structure and completely out of character to the street scene. Further, this proposal would result in a lack of amenity space and is categorically an over-development of the site.



Summary Of Refusal

The proposal would constitute overdevelopment and intensification of this prominent site, causing harm to the character of the area, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations, policies SP 2 and DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework. Due to insufficient parking associated with the development, the proposal would cause increased parking stress in the area through the displacement of vehicles to surrounding roads, contrary to policy ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework. The precedent set by the proposal and combined impact from this development, along with associated development and other nearby pending applications, would increase the pressure on transport, parking and services within the area and has not been adequately addressed, contrary to policies CP2 and ST1 of the adopted Local Plan and Alterations, policies SP 2, T 1 and P 7 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework. In the absence of a completed Section 106 planning obligation the proposed development fails 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. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, Policies DM2 and DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

9. PAVEMENT PREMISES LICENCE APPLICATION

 Members are advised that correspondence has been received from the Commercial and Regulatory Service Directorate at EFDC regarding an application for a pavement licence at; 171 Manor Road, Chigwell, Essex, IG7 5QB, and is shown at **Appendix 1**, for Member's information.

Members are further advised that in accordance with Section 5 of the Licensing Act 2003, the licensing authority (EFDC) is required to undertake the requisite licensing functions to promote the following licensing objections;

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

In view of the stated objectives, Members are now asked to **CONSIDER** and **APPROVE** an appropriate response to this consultation.



10. EXCLUSION OF THE PUBLIC AND THE PRESS 

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

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

There are no confidential items to be considered.

Anthony-Louis Belgrave
Clerk to the Council