



Clerk to the Council

Anthony-Louis Belgrave

Anthony.belgrave@chigwellparishcouncil.gov.uk

18th March 2022

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Thursday 24th March 2022** at the **Parish Council Offices**, Hainault Road, Chigwell at **6.30pm** to transact the business shown in the Agenda below.

Anthony-Louis Belgrave
Clerk to the Council

AGENDA

1. RECORDING OF MEETINGS

Members of the Public and Councillors are asked to note that in accordance with Standing order 3 (l) photographing, recording, broadcasting or transmitting the proceedings of a meeting may take place.

2. 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 March 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 4th March 2022 and 11th March 2022 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0243/22 <i>Sukhvinder Dhadwar</i>	1 Woolston Manor Cottages Abridge Road IG7 6BX <i>Mr Christian Saunders</i>	Single storey rear extension, replace existing rear elevation first floor window with doors.
<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=662685</p>			



2.	EPF/0355/22 <i>Sukhvinder Dhadwar</i>	2 Murtwell Drive IG7 5ED <i>Mr M Chaudry</i>	Proposed double storey extension and part single storey and part double storey rear extension. (Revised application to EPF/2524/21)
	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=663063		
3.	EPF/0362/22 <i>Sukhvinder Dhadwar</i>	Millers Lodge Millers Lane IG7 6DG <i>Mr Marc Yallop</i>	Resubmission of a refused application (Ref: EPF/2901/21)- single storey side extension to create a bedroom on the ground floor for the applicant's elderly father Glazed link.
	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=663070		
4.	EPF/0437/22 <i>Robin Hellier</i>	Curragheen 173 High Road IG7 6PS <i>Mr Graham James</i>	TPO/EPF/16/83 (Ref: T2) T2 Cedar - Specific limb reduction, 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=663353		
5.	EPF/0468/22 <i>Robin Hellier</i>	2 Glenside IG7 5RE <i>Mrs Ernesta Marku</i>	TPO/EPF/13/09 (Ref: T5 & T6) T5: Oak - Crown reduce by up to 40%, as specified. T6: Oak - Crown reduce by up to 30%, 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=663598		
6.	EPF/0074/22 <i>Ian Ansell</i>	15 Forest Lane IG7 5AF <i>Mr Ednan Malik</i>	Garage conversion to habitable space, part two storey, part first floor rear extension.
	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=661878		



7.	EPF/0298/22 <i>Caroline Brown</i>	33 Millwell Crescent IG7 5HX <i>Mr Amir Hussain</i>	Proposed part single part double storey rear and (both) side extensions, a front porch extension and a loft conversion with 2 small dormers along 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 http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=662835		
8.	EPF/0309/22 <i>Kie Farrell</i>	4 Maxwell Court Sunnymede IG7 6DZ <i>Mr. T Singh</i>	Conservatory at the rear and dormer loft above part of the 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=662915		
9.	EPF/0379/22 <i>Mohinder Bagry</i>	100 Manor Road IG7 5PQ <i>Mr Shubber Raja</i>	Proposed single storey part rear extension and conversion of existing two garages into habitable rooms.
	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=663103		
10.	EPF/0442/22 <i>Muhammad Rahman</i>	Willow Park Farm Millers Lane IG7 6DG <i>Mr T Hussain</i>	Proposed new access to house.
	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=663396		
11.	EPF/0459/22 <i>Ian Ansell</i>	Cornerways Turpin's Lane N/A	Conversion of an existing vacant loft space into a one bedroom flat including 2 no. front dormer windows and 5 no. rooflights.
	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=663576		
12.	EPF/2886/21 <i>Marie-Claire Tovey</i>	Ivy Gate Vicarage Lane IG7 6LX <i>Mr Sid Bokhari</i>	Demolition of existing dwellinghouse and outbuildings, and erection of a replacement single-family dwellinghouse.
	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=65945		



13.	EPF/2936/21 <i>Marie-Claire Tovey</i>	142 Manor Road IG7 5PR <i>Mr Dalian Gill</i>	Demolition of 1 x detached dwelling & erection of x2 no. buildings to accommodate 10 x 2 bed flats, along with parking amenity & landscaping.
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=659695			
14.	EPF/3001/21 <i>Alastair Prince</i>	87 Turpin's Lane IG8 8BA <i>Mr Marius Kazlauskas</i>	Proposed summer house with a sauna in the rear 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=659979			

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/0118/22 <i>Sukhvinder Dhadwar</i>	Saint John's RC Special School Turpins Lane IG8 8AX <i>Julie Rose</i>	Prior approval for demolition of existing single storey hall.
2.	EPF/0344/22 <i>Rhian Thorley</i>	20 Tomswood Rd. IG7 5QS <i>Depak Vora</i>	Application for a Lawful Development certificate for a proposed outbuilding in the rear garden.
3.	EPF/0370/22 <i>Muhammad Rahman</i>	Copperfield Green Lane IG7 6DN <i>Podaru</i>	Application for Approval of Details reserved by condition 4 "details of surface water disposal" for EPF/2900/21 . (Demolition of the existing dwelling and construction of replacement dwelling house).
4.	EPF/0467/22 <i>Muhammad Rahman</i>	Bramstons Roding Lane Chigwell Essex IG7 6BE <i>Sugar</i>	Certificate of lawful development for a proposed two storey rear extension and single storey side extension.



5.	EPF/0419/22 <i>Caroline Brown</i>	5 Brook Way Chigwell Essex IG7 6AA <i>Miss Tina Wilson</i>	Application for Approval of Details reserved by condition 5 Details of surface water disposal" for EPF/0459/21 . (Conversion of garage into habitable space, part raising of eaves, roof extensions, single storey front, side and rear extensions, 2 storey side and rear extension, introducing of three dormers and three roof lights and other minor alterations).
----	--------------------------------------	---	---

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

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.
EPF/3218/21 <i>Alastair Prince</i>	6 Coolgardie Avenue Chigwell IG7 5AU <i>Mr & Mrs Lessing</i>	Single storey rear extension and replacement of garage door with window.
EPF/3226/21 <i>Kie Farrell</i>	23 Lechmere Avenue Chigwell IG7 5HA <i>Ms Jane Martin</i>	Proposed first floor side extension.
EPF/3300/21 <i>Muhammad Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr & Mrs Naseem</i>	Ground floor 1.5 x storey front extension as well as a first floor 2 x storey rear extension.

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

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.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application because the proposed single storey outbuilding is excessive in height and would adversely affect the amenity of the neighbouring property.</p>		



EPF/2470/21 <i>Muhammad Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr. & Mrs. Naseem</i>	Proposed single storey outbuilding to rear garden.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because it may cause inappropriate treatment being carried out on trees, which have TPO's. If, however, the district council's landscape and arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
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>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. However, if Planning and Landscape Officers are minded to approve this proposal, the committee is willing to withdraw its objection.</p>		
EPF/3131/21 <i>Muhammad Rahman</i>	2 Millwell Crescent Chigwell IG7 5HY <i>Mr I Mazrreku</i>	Demolish existing property and build new dwelling.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposal would result in an overdevelopment of the existing site, is not in-keeping with the street scene and would create an undesired increase in on-street parking. Further there is no sustainability checklist.</p>		
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.



<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.		
EPF/3229/21 <i>Robin Hellier</i>	22 Retreat Way Chigwell IG7 6EL <i>Mr Patricio Merchan Erraez</i>	TPO/EPF/18/88 (Ref: W1 & A1) Removal of small trees and saplings under 150mm in diameter, within the yellow area marked on plan.
<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.		
EPF/3200/21 <i>Ian Ansell</i>	Grange Court 72 High Road Chigwell IG7 6PT <i>Mr Stephen Ashton</i>	Application for Grade II* Listed Building for proposed installation of x 5 no rooflights (including one automatic opening vent) and x 2 no sun pipes into roof to main house, above 2nd floor.
<i>Comments of the Parish Council</i>		
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.		
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>Comments of the Parish Council</i>		
The Council OBJECTS to this application, because this extension could cause an undesirable terracing effect and would result in the loss of parking amenity.		



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/1297/21 <i>Marie-Claire Tovey</i>	36 - 38 Lambourne Road Chigwell IG7 6ET <i>Mr Stewart Earthy</i>	Application for a proposed first floor extension, lift shaft & escape stair.
<p><i>Comments of the Parish Council</i></p> <p>The Council <i>STRONGLY OBJECTS</i> to this application because the proposed expansion would cause an increase in traffic volume and an increase in on-street parking. The increased use and the nature of the use of the premises would be detrimental to the local air quality and the noise and parking issues would result in a loss of amenity to neighbours.</p> <p><i>Summary Of Refusal</i></p> <p>The proposed extension with the flat roof and prominent lift shaft addition are out of keeping with the existing site and the wider streetscene resulting in an incongruous addition. As such the proposal fails to complement or enhance the appearance of the area, contrary to policy DBE1 of the Adopted Local Plan 1998, policy DM9 of the SVLP 2017 and the NPPF 2021.</p>		
EPF/2414/21 <i>Marie-Claire Tovey</i>	12 High Elms Chigwell IG7 6NF <i>Goldberg Homes Ltd.</i>	Application for Variation of condition 2 for <i>EPF/0931/19</i> . (Demolition of existing property for x 2 no. 3 Bedroom house with basement, ground, and first floor. <i>(Revised application to EPF/2758/17)</i>
<p><i>Comments of the Parish Council</i></p> <p>The Council <i>STRONGLY OBJECTS</i> to this application because the proposal is a complete over-development of the site, thoroughly out of character to the existing street scene and would over-shadow the neighbouring properties. Further, there are severe concerns this development would cause damage to the adjacent listed wall and neighbouring 'Forest House', as well as adversely impact upon the amenity value of this listed building.</p>		



Summary Of Refusal

The proposed amendment, by reason of its roof design and increase in height would be out of character with the surrounding streetscene and fails to enhance or preserve the character of the adjacent historic assets. This is contrary to policies DBE1 and HC12 of the adopted Local Plan and Alterations, DM7 and DM9 of the LPSV and the NPPF 2021.

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>
--------------------------------------	--	---

Comments of the Parish Council

The Council ***STRONGLY OBJECTS*** to this application because the proposed structures would constitute an over-development of the site and impact on the amenity space of neighbouring properties. The proposed car lift is an unwelcome precedent to compensate for the over intensification of the site and lack of above ground parking amenity and will result in additional on street parking stress. Furthermore, the proposal fails to mitigate the noise impact and the Council would expect to see a sustainability checklist included in the proposal.

Summary Of Refusal

The proposed development is considered to be out of context, prominent and incongruous within the established pattern of development in Courtland Drive and the surrounding street scene and would set an unacceptable precedent, contrary to policies CP2, CP7, DBE1 DBE3 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021. The proposed development by reason of its height, bulk and mass and the inclusion of basement with parking served by a car lift is considered of a poor design which results in a cramped and dominant form of development which is harmful to the visual character appearance of the existing properties and surrounding area contrary to policies CP2, CP7 DBE1, DBE3 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.



9. APPEALS LODGED

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

EPF/0955/21, 6 Chigwell Rise Chigwell IG7 6AB Single storey rear infill extension to serve as Covid compliant waiting area for existing dental practice and erection of a garden office/store This Appeal is against a refusal, following the decision of the Epping Forest District Council.

This application was considered by this committee, at the meeting held on 20th May 2021, and the comments submitted to the planning authority are as follows:

The Council **STRONGLY OBJECTS** to this application because the proposed extension would be an over-development of the site and would cause an undesired increase in traffic in the immediate area. This would have an adverse impact on the amenities of the neighbouring residences and would establish an undesirable precedence in the locality. Further, the proposal does not include an appropriate vehicular parking plan.

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