



Clerk to the Council

Anthony-Louis Belgrave

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1st April 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 7th April 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 24th 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 18th March 2022 and 25th March 2022 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0325/22 <i>Muhammad Rahman</i>	51 Hainault Road Chigwell IG7 5DH <i>Mr Nasar Hussain</i>	Single storey front extension, alterations to front elevation & replacement entrance gates & piers. (re-consultation)
<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=663033</p>			



2.	EPF/0463/22 <i>Robin Hellier</i>	40 Hainault Road IG7 6QX <i>Jim Singh</i>	TPO/EPF/11/94 (Ref: T2 & T4) T1: Pine - Reduce stubs back to live growth & crown lift pendulous growth, as specified. T2: Lime - Crown reduce by up to 4m, 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=663593		
3.	EPF/0278/22 <i>Alastair Prince</i>	51 Lechmere Avenue IG7 5HA <i>Mr R Vekariya</i>	Proposed part rear, side & double rear & side 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=662800		
4.	EPF/0399/22 <i>Ian Ansell</i>	57 Grange Crescent IG7 5JD <i>Mr Shahid Hanif</i>	Rear and side two storey extensions. Rear single storey extension. Proposed front porch. Dormer loft conversion.
	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=663236		
5.	EPF/0400/22 <i>Caroline Brown</i>	11 Chigwell Grange High Road IG7 6BF <i>Mr & Mrs M Mercer</i>	Single storey 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=663237		
6.	EPF/0409/22 <i>Marie-Claire Tovey</i>	9 Grove Cottages Grove Lane IG7 6JE <i>Ms S Burns</i>	Demolition of existing single storey rear extension and erection of single storey 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=663246		



7.	EPF/0414/22 <i>Rhian Thorley</i>	17 Lodge Close IG7 6JL <i>Ms Bing Zhang</i>	Two floor side and ground floor rear, 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=663251		
8.	EPF/0431/22 <i>Ian Ansell</i>	8 and 10 Northdene IG7 5JT <i>Mr & Mrs Shawkat & Kamrun Ali & Nahar</i>	Single storey front extension and formation into single dwelling house at 8 - 10 Northdene.
	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=663323		
9.	EPF/0504/22 <i>Ian Ansell</i>	1 Tomswood Road IG7 5QP <i>c/o agent</i>	Application for Variation of Condition 2 for EPF/0840/18 . (Proposed apartment block (seven flats) on the site at 1 Tomswood Road).
	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=663798		
10.	EPF/0463/20 <i>Caroline Brown</i>	Land East Of 19 Orchard Way IG7 6EE <i>Mrs P and Mr J Healy</i>	Erection of a three-storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, Amenity space and landscaping. (Revision of EPF/ 0868/19)
	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=634159		
11.	EPF/0395/22 <i>Muhammad Rahman</i>	54 Lechmere Avenue IG7 5ET <i>Farrukh Iftikhar</i>	Application to determine if Prior Approval is required for 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 http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=663213		



12.	EPF/0493/22 <i>Robin Hellier</i>	R/O 39-56 Retreat Way IG7 6EL <i>Mr Patricio Merchan Erraez</i>	TPO/EPF/18/88 (Ref: A4) T1: Sycamore - 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=663774		
13.	EPF/0560/22 <i>Robin Hellier</i>	Highway tree in Bracken Drive, adjacent to 1 Glenside IG7 5RE <i>Dr Chittra</i>	TPO/EPF/17/09 (Ref: T26) T1: Hornbeam - Crown reduce overhanging branches by up to 3m, 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=664018		
14.	EPF/0592/22 <i>Robin Hellier</i>	31 Manor Road IG7 5PL <i>Chris Davies</i>	TPO/CHI/01/71 (Ref: A1) T1: Oak - Fell & replace, as specified. T3: Oak - Crown reduce height by up to 3m and lateral branches by up to 2m, as specified. T11: Oak - Reduce lowest main lateral system, 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=664137		
15.	EPF/0679/22 <i>Robin Hellier</i>	47 Stradbroke Drive IG7 5RA <i>Mrs Thaya Jatheeswaran</i>	TPO/EPF/17/09 (Ref: G2) T2: Oak & T4: Oak - Fell.
	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=664453		
16.	EPF/0503/22 <i>Ian Ansell</i>	Chigwell Nursery High Road IG7 5BL <i>c/o agent</i>	Demolition of existing buildings and construction of residential dwellings (Class C3), alterations to existing access, landscaping and associated works (Allocation CHIG R5).
	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=663797		



17.	EPF/0540/22 <i>Ian Ansell</i>	Grange Farm Centre High Road IG7 6DP <i>Mr R Draper</i>	Proposed demolition of a silo, concrete hardstanding & existing fence. Erection of a detached two storey, x3 no. bedroom dormer cottage for occupation of site manager. Erection of replacement fencing, provision of parking spaces & driveway (Ref: EPF/2414/20).
	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=663959		
18.	EPF/0601/22 <i>Ian Ansell</i>	Rolls Park, Barringtons High Road IG7 6DJ <i>Mr and Mrs B Murphy</i>	Continued use as a residential 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=664146		
19.	EPF/3085/21 <i>Alastair Prince</i>	31 Manor Road IG7 5PL <i>Mr T Welley</i>	Proposed detached double garage.
	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=660380		

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/0413/22 <i>Rhian Thorley</i>	17 Lodge Close IG7 6JL <i>Ms Bing Zhang</i>	Application for a Lawful Development certificate for a proposed ground floor rear extension; loft conversion with rear dormer and front roof lights, replacing porch roof with a pitched roof.
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2.	EPF/0497/22 <i>Alastair Prince</i>	Broad Oaks 34 High Road IG7 6DW <i>Mr and Mrs Subaskaran</i>	Application for Approval of Details Reserved by Condition 7" full details of both hard and soft landscape works (including tree planting) & implementation programme " for EPF/1107/20 . (Proposed demolition of an existing house, pool house & garage with other outbuildings & erection of a replacement 15 bedroom two storey dwelling & garages).
3.	EPF/0475/22 <i>Muhammad Rahman</i>	2 Millwell Crescent IG7 5HY	Application for approval of details reserved by condition 3 'Drainage Details' on planning permission EPF/3131/21 (Demolish existing property and build new dwelling)

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

NONE

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

NONE

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.

NONE

9. APPEALS LODGED

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

EPF/1972/21, 4 Ely Place, IG8 8AG Proposed first floor side extension, repositioning of front entrance door, front porch and canopy and first floor landing window. (Revised application to EPF/1386/21). 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 9th September 2021, and the comments submitted to the planning authority are as follows:

The Council **OBJECTS** to this application, because the proposed development would be detrimental to the host building and result in over-looking into the adjacent property, thereby adversely affecting the amenity space of the neighbour.

**10. CONSULTATION FOR PLANNING APPLICATION**

Members are advised that correspondence, as shown at *Appendix 1*, has been received from Brentwood Borough Council/EFDC regarding a hybrid planning application, as detailed, at Land South of A127 East of M25 junction 29 Codham Hall, Codham Hall Lane, Great Warley, Essex. 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 has been extended to 8th April 2022.

Members are asked to **CONSIDER** this correspondence and the associated documentation and **APPROVE** an appropriate response.

11. CONSULTATION FOR PLANNING APPLICATION

Members are advised that correspondence, as shown at *Appendix 2*, has been received from Waltham Forest District Council/EFDC regarding a demolition and planning application, as detailed, at Unit 2, 210 Church Road, Leyton, London, E10 7JQ. 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 for this consultation is 21 days from the 21st March 2022.

Members are asked to **CONSIDER** this correspondence and the associated documentation and **APPROVE** an appropriate response.

12. ENFORCEMENT NOTICE DECISIONS

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: *ENF/464/17*: Untidy Land. The decision is: the breach has ceased, at: ROC Bunker site, Roding Lane, Chigwell, Essex, IG7.

13. 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.
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Anthony-Louis Belgrave
Clerk to the Council