



**MEETING OF THE
PLANNING COMMITTEE**

To be convened: Thursday 9 June 2022

Time: 6:30pm

Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.

Members are respectfully reminded that each item of business should be carefully
examined, with any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr Naveed Akhtar (Chair)

Cllr Celina Jefcoate

Cllr. Elliot Costa

Cllr Faiza Rivzi

Cllr Renu Phull

Cllr Syed Raza (Vice Chair)

Cllr Rashni Chahal-Holden

Cllr Rochelle Hodds

Cllr Lisa Skingsley Morgan

Cllr Pranav Bhanot

**Members of the press and public are invited to attend this meeting. Photographing,
recording, broadcasting or transmitting the proceedings may take place**

Acting Proper Officer

Cllr. Celina Jefcoate

Acting Proper Officer

Cllr Naveed Akhtar

Date: 1st June 2022

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

3. MINUTES

To receive and confirm the minutes of the meeting held 26 May 2021 (Appendix 1)

4. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

Speaker should give 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.

7a) To **CONSIDER** the following applications, received for the weeks ending 27 May 2022

i) EPF/1068/22 - 6 Chigwell Grange, High Road, Chigwell, IG7 6BF

TPO/EPF/09/12 (Ref: T20) - T1: Oak – Crown reduce by up to 3m, as specified. Crown lift up to 7m from ground level, as specified, Crown thin by up to 20%, as specified

Applicant: Serkan Unuvardir
Officer: Robin Hellier

ii) EPF/0721/22 - 2 Haydens Cottages 113 High Road Chigwell, Essex, IG7 6QQ

iii) EPF/0831/22 - 2 Haydens Cottages 113 High Road Chigwell, Essex, IG7 6QQ

Erection of a single storey side infill rear extension and Listed Building application for the same

Applicant: Mr Bruno Costa
Officer: Rhian Thorley

iv) EPF/0856/22 - 1 Audleigh Place, Chigwell, Essex, IG7 5QT

Proposed garage conversion into a habitable room and first floor side extension on top of garage.

Applicant: Mr Nasim Joarder
Officer: Marie-Claire Tovey

7b) To **CONSIDER** any other planning applications received since the agenda was prepared.

7c) To **NOTE** the following Applications, which are provided for information.

i) EPF/1030/22 - Chigwell School, 133 High Road, Chigwell, Essex, IG7 6QF

Application for Approval of Details Reserved by Condition 26 ' Electric Charging Points' on planning approval EPF/0417/21 (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 pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works)

Applicant: C/O Agent
Officer: Marie-Claire Tovey

7d) To **CONSIDER** the Committee's response to the following appeals which have been received

i) EPF/1573/20 - 2 Courtland Drive Chigwell, IG7 6PN

Demolition of existing dwelling and replacement with new structure containing 5 units, (2, 1 bed and 3, 2 bed), basement parking with car lift, bin /cycle stores.

Reason for appeal: Against a refusal
Appeal Type: Written Representations
Reference: 22/3293378

Applicant: Mr J Digwa
Officer: Caroline Brown

Councillors are asked to note that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

MEETING: PLANNING MEETING

DATE: 9 JUNE 2022.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.



DRAFT MINUTES OF THE MEETING OF PLANNING COMMITTEE

Date: Thursday 26 May 2022
Time: 6:30pm
Location: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Present: Councillors: Jefcoate (Chair), Costa (Vice Chair), Chahal-Holden#, Morgan-Skinsley, Raza, Akhtar, Hodds

for part of the meeting

Officer: D Rye, Acting Clerk to the Council

Public: Six

22.001 ELECTION OF THE CHAIR

Cllr Skingsley-Morgan proposed and Cllr Hoods seconded Cllr Jefcoate. Cllr Raza proposed and Cllr Chahal-Holden seconded Cllr Aktar. Cllr Aktar was duly elected Chair

22.002 ELECTION OF THE VICE CHAIR

Cllr Hoods proposed and Cllr Skingsley-Morgan seconded Cllr Jefcoate. Cllr Chahal-Holden proposed and Cllr Costa seconded Cllr Raza. Cllr Raza was duly elected Vice Chair

22.003 APOLOGIES FOR ABSENCE

Apologies were **RECEIVED** and **ACCEPTED** from Cllr Faizi Rivzi who was absent due to a family emergency and Cllr Phull who was out of the country

22.004 OTHER ABSENCES

Cllr Bhanot was **NOTED** as not present most probably due to his attendance at District

22.005 CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on 10th May 2022 were **APPROVED**

22.006. DECLARATIONS OF INTEREST

Cllr Skingsley-Morgan declared an interest in Item 14 on the grounds the applicant was a neighbour and had discussed the application with her. Cllr Skingsley-Morgan excused herself for Item 14

Cllr Costa declared an interest in Item 12 on the grounds the applicant was well known to him. Cllr Costa excused himself for Item 12



22.007. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

A member of the public, D Mackenzie, speaking on behalf of the CRA commended the Committee for the revised Terms of Reference that had been adopted and reported that an informal poll of CRA members demonstrated overwhelming support of the revised terms with voting being over 200 in favour with 3 against

A member of the public, J Braha, expressed concerns about the poll and its neutrality

There were objections to four applications from C. Fuchs on behalf of the CRA

22.008. PLANNING APPLICATIONS

Fifteen applications, received the weeks ending 5 May, 13 May and 20 May

i. EPF/0571/22 - 26a Tomswood Road, Chigwell, IG7 5QS

Application for a single storey ground floor rear extension.

Applicant: Mr Rafiu
Planning Officer: Muhammed Rahman

NO COMMENT as the application had already been decided and approved before it came before Parish

ii. EPF/0420/22 – Station House, 114 High Road, Chigwell, IG7 6NT

Application for a proposed 2 storey side & rear extensions & development of a x4no. 1 bedroom, self-contained flats with associated external work.

Applicant: Mr Tony Rounce
Planning Officer: Marie-Claire Tovey

It was **NOTED** there was one member of the public speaking in objection to the item on behalf of the CRA

OBJECTION - the proposal fails to meet the required Essex Parking Standards and thus has insufficient parking for the number of units. The Council considers the density of the proposal will result in an over intensification of the site and is concerned about the lack of amenity space. In addition, the Chair of Planning will write to Essex Highways, who have not objected, raising concerns the committee have about the very close proximity of the proposed vehicle exit to a pedestrian crossing. Confirmation will be sought as to whether the opinion was formed on the basis of a site visit or a desktop survey.

iii. EPF/0574/22 – 104 Manor Road, Chigwell, IG7 6JD



Application for the demolition of the existing dwelling house and erection of a new two storey building with basement to provide 6 self-contained flats.

Applicant: Main Tahir Javid
 Planning Officer: Muhammad Rahman

OBJECTION – the proposal fails to meet the required Essex Parking Standards and thus has insufficient parking for the number of units. The approval of flatted developments sets an unwelcome precedent in the area. The proposal does not demonstrate that it will enable EFDC to achieve its policy target of net zero carbon by either 2030 or 2050.

It was **NOTED** there was one member of the public speaking in objection to the item on behalf of the CRA

Cllr Chahal Holden left the meeting

iv. EPF/0701/22 – Kenswal, Grove Lane, Chigwell, IG7 6JD

Application for proposed redevelopment of the site with erection of a 2 storey building which will accommodate 1 x residential unit.

Applicant: Mr Dervis Marasilioglu
 Planning Officer: Marie-Claire Tovey

It was **NOTED** there was one member of the public speaking in objection to the item on behalf of the CRA

OBJECTION – The Council considers development in Green Belt to be inappropriate however if the Landscape Officer and the Planning Officer deem there are sufficient circumstances to approve this proposal, the Council will withdraw its objection. The Council objects on the grounds a bungalow is being lost

v. EPF/0709/22 – 67 Millwell Crescent, Chigwell, IG7 5HX

Application for a first floor rear and ground floor side extension and loft conversion with new roof structure.

Applicant: Mr A Narbutis
 Planning Officer: Rhian Thorley

OBJECTION – The lack of adequate detail (specifically a street scene) means the applicant has failed to demonstrate there will not be an adverse effect on the surrounding dwellings and street scene. The proposed extension is not set back from the boundary.

vi. EPF/0848/22 – 42 Lyndhurst Rise, Chigwell, IG7 5BA

Application for variations of condition for EPF/1711/21 (proposed double storey rear extension and basement

Applicant: Sandha



Planning Officer: Mohinder Bagry

NO OBJECTION

vii. EPF/0723/22 – 60 Stradbroke Drive, Chigwell, IG7 5QZ

Application for a front extension loft conversion with new roof, change of rear extension. Roof alteration to front elevation including porch, canopy and stone features.

Applicant: Mr N Uddin
Planning Officer: Mohinder Bagry

OBJECTION – the proposal is considered to be of poor design and damaging to the host building. The lack of adequate detail (specifically a street scene) means the applicant has failed to demonstrate there will not be an adverse effect on the amenity of the area. The proposal does not demonstrate that it will enable EFDC to achieve its policy target of net zero carbon by either 2030 or 2050.

viii. EPF/0758/22 – Oaklands, 86 Bracken Drive, Chigwell, IG7 5RD

Application for amendments to planning application EPF/0702/19:

- Change to the roof shape from fully approved lifted hipped roof to a crown roof,
- Change from 2 front dormers to 1 front dormer,
- Change from cornice over porch and garage to sloped tiled roof over porch and garage,
- Change from 3 storey atrium at rear replaced with picture window at rear,
- Changes to fenestration,
- Redistribution of materials – Refer to Drawings 0022_002_0022_003, 0022_04 and 0022_05 for comparison showing changes.

Applicant: Mrs Amy Khadem
Planning Officer: Monhinder Bagry

NO OBJECTION

ix. EPF/0798/22 – Oaklands, 86 Bracken Drive, Chigwell, IG7 5RD

Application for a 2 storey rear extension.

Applicant: Mrs Amy Khadem
Planning Officer: Rhian Thorley

NO OBJECTION – The council is concerned that the development will not meet the sustainability criteria required to meet Epping Forest District Council carbon zero policy by



2030 or 2050 and the committee would like the officers to consider this when considering their decision

x. EPF/0787/22 – The Rodings, Roding Lane, Chigwell, IG7 6BE

Application for first floor extension above the existing single story side extension.

Applicant: Mr & Mrs John Klipp
Planning Officer: Kie Farrell

OBJECTION – The Council considers development in Green Belt to be inappropriate however if the Landscape Officer and the Planning Officer deem there are sufficient circumstances to approve this proposal, the Council will withdraw its objection.

xi. EPF/0932/22 – 105 Turpins Lane, Chigwell, IG8 8BA

Application for a loft conversion with a part roof extension, converting upper section of hip to gable, rear-facing dormer & 2 front roof windows.

Applicant: Rebecca Ballard
Planning Officer: Sukhvinder Dhadwar

OBJECTION - The lack of adequate detail (specifically a street scene) means the applicant has failed to demonstrate there will not be an adverse effect on the amenity of the area.

* Cllr Costa withdrew from the meeting

xii EPF/2761/21 – 404 Fencepiece Road, Chigwell, IG7 5DS

Application for Demolition of existing dwelling and construction of 8 new apartments in 2 blocks with private access to road, amenity and off street car parking.

Applicant: Mr Richard Hart
Planning Officer: Sukhvinder Dhadwar

It was **NOTED** there was one member of the public speaking in objection to the item on behalf of the CRA

OBJECTION – the proposal fails to meet the required Essex Parking Standards and thus has insufficient parking for the number of units. The approval of flatted developments sets an unwelcome precedent in the area. The Council considers the density of the proposal will result in an over intensification of the site and is concerned about the lack of amenity space. The proposal does not demonstrate that it will enable EFDC to achieve its policy target of net zero carbon by either 2030 or 2050.

*Cllr Costa returned to the meeting



xiii. EPF/1004/22 – 3 Whitehall Close, Chigwell, IG76EQ

Application for TPO/EPF/88/10. T1: Horse Chestnut – Reduce overhanging branches back to the boundary line, as specified.

Applicant: Sasha
Planning Officer: Robin

Hellier

OBJECTION – The council objects to applications which may result in inappropriate treatment of felling of any significant tree. However, if the District's arboriculture officers consider this application acceptable, whether with amendments or not, then the council will waive its objections.

*Cllr Skingsley Morgan withdrew from the meeting.

xiv EPF/0852/22 – 35 Oak Lodge Avenue, Chigwell, IG7 5JA

Application for a proposed ground floor rear extension, part first floor side and rear extensions, loft conversion with roof lights and new rear terraced area.

Applicant: Mr Ola Akinboh
Planning Officer: Marie-Claire Tovey

OBJECTION – The Council considers this overdevelopment and over intensification of the site

* Cllr Skingsley Morgan returned to the meeting

xv. EPF/0992/22 – Premier House, 1 Stradbroke Drive, Chigwell, IG7

Application for the retention of a new brick wall.

Applicant: Mr Jandu
Planning Officer: Mairy-Claire Tovey

OBJECTION – The Council objects on the grounds that the proposal fails to satisfactorily evidence the wall height. If the applicant can demonstrate to the planning offices, to their satisfaction, that the wall is within the 2 metre regulatory height, the Parish will withdraw their objection.

22.009 PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA WAS PREPARED

No other applications to be considered.

22.010 PLANNING APPLICATIONS - INFORMATION ONLY



Members **NOTED** that there were 4 applications for information from the District Council.

22.011 DECISIONS BY EPPING FOREST – APRIL 2022

Members **NOTED** the decisions of the District Council, as set out in appendix 2. Attention was drawn to

The meeting closed at 8.11pm

Signed

Chair

Date