



**MEETING OF THE
PLANNING COMMITTEE**

To be convened: Thursday 23 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 Dr Naveed Akhtar (Chair)

Cllr Rashni Chahal-Holden

Cllr Faiza Rivzi

Cllr Renu Phull

Cllr Pranav Bhanot

Cllr Syed Raza (Vice Chair)

Cllr Rochelle Hodds

Cllr Lisa Skingsley Morgan

Cllr. Elliot Costa

Cllr Celina Jefcoate

Members of the press and public are invited to attend this meeting.

Acting Proper Officer

Cllr Celina Jefcoate

Date: 17 June 2022

AGENDA

1. RECORDING OF MEETINGS

Members of the Public and Councillors are asked to note that in accordance with Standing order 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceedings of a meeting may take place.

2. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence

3. OTHER ABSENCE

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 26th May 2022 and 9th June 2022 (**APPENDIX 1 and 2**)

5. 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. Any Member who is unsure if a personal interest needs to be declared should consult the Clerk for clarification. See notes at the end of the Agenda.

6. 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.

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 3 June and 10 June 2022

i. **EPF/0582/22 - 31 Hycliffe Gardens, Chigwell, Essex, IG7 5HJ**

Conversion of existing loft space to provide two new bedrooms with new rear dormer windows. New construction of a single storey rear extension with a two-storey side extension including new hipped roof section. Conversion of existing garage to create a study room with storage area together with other internal alteration works over

existing ground and first floor, including renovation to the existing external wall finishes and modification to the front driveway layout.

Applicant: Mr Dororn Weinstein
Planning Officer: Mohinder Bagry

ii. **EPF/1186/22/NEW - 75 Tomswood Road, Chigwell, IG7 5QR**

Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.

Applicant: Imran Riaz
Planning Officer: Full Name

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

8. **DECISIONS BY EPPING FOREST - APPENDIX 3**

9. **APPEALS LODGED**

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

i) **APP/J1535/W/22/3297029 - 18 A Sylvan Way, Chigwell, Essex, IG7 4BQ**

Proposed change of use of the first floor above garage to a one bedroom flat & conversion of garage into a playroom.

An appeal has been made to the Secretary of State against the Council's decision to refuse planning permission for the proposed development described above.

Applicant: Full Name
Planning Officer: Enforcement

10. **ENFORCEMENT NOTICES ISSUED/UPDATES - APPENDIX 4**

11. **STREET TRADING – LICNSE RENEWAL - APPENDIX 5**

12. **CONSULTATION - APPENDIX 6**

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.”

NONE

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 the 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.

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.

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.



**DRAFT MINUTES OF THE MEETING OF
PLANNING COMMITTEE**

Appendix 1

Date: Thursday 9 June 2022
Time: 6:30pm
Location: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

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

for part of the meeting

Minute taker: D Barlow

Public: Thirty two (32)

22.012 APOLOGIES FOR ABSENCE

No apologies were received. Cllr Bhanot was **NOTED** as not present

Cllr Chahal Holden arrived at the meeting

22.013 DECLARATIONS OF INTEREST

Members were asked to declare any Interest or Disclosable pecuniary Interest which they may have in any of the items under consideration at this meeting and were asked to read the notes pertaining to declarations of interest, as detailed on the agenda.

Members **NOTED** that there were no declarations of interest made

22.014 CONFIRMATION OF MINUTES

Cllr Akhtar **PROPOSED** a change of the published Draft Minutes from the Planning meeting date 26 May 2022.

- To remove from item 22.007 statement made by the CRA regarding an informal poll and the outcome of which showed that residents were overwhelmingly opposed to councillors with developer style applications to Epping Forest planners, sitting on planning committees. Cllr Akhtar stated that as the poll had not been commissioned by the Parish council and the methodology was not clear comments to its effect and should be removed.

Cllr Skingsley Morgan called for a recorded vote on the matter.

The vote was as follows:



In favour of the motion to remove the comments to the effect of the CRA poll from the minutes of the meeting of 26 May:

Cllrs: Akhtar, Chahal Holden, Raza and Costa

Against the motion to remove the comments to the effect of the CRA poll from the minutes of the meeting of 26 May:

Cllrs: Jefcoate, Phull, Skingsley Morgan and Hodds

Cllr Akhtar invoked his casting vote as Chair and the motion to remove the comments to the effect of the CRA poll from the minutes of the meeting of 26 May was duly **AGREED**

- To change the wording of the officer from acting clerk to the council to acting as clerk to the planning committee.
- To remove from item 22.007 the name of a member of the public who spoke during public participation. Cllr Jefcoate pointed out that previously the Council had always requested for the record not just the name but the road of any speaker during public participation. Cllr Costa stated he had reviewed the legal position and, whilst he was not expert on the Local Government Transparency Code, he could see no grounds for the names of participants in a public meeting being withheld.

Cllr Akhtar advised that he would seek further clarification regarding how the minute taker should be described and clarification if consent was required for resident's names to be published/recorded in the minutes if they have actively participated in the meetings.

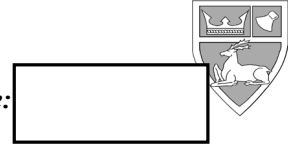
The Minutes of the Planning Committee which took place on 26th May 2022 were **NOT CONFIRMED** and deferred to the following meeting.

22.015 PUBLIC PARTICIPATION

Cllr Rizvi arrived at the meeting

D Rye, on behalf of the CRA, disputed the removal of the poll undertaken by the CRA and reminded councillors that "*they were there to serve Chigwell and not the other way round*". Cllr Jefcoate explained that the Terms of Reference still stood to prevent any Cllr with a background or present occupation in property development within the past five years will not be permitted to sit on the Parish Planning Committee. D Rye also asked a question - How many councillors have attended the planning training and when? She continued that this information should be in the public domain. Cllr Akhtar advised her that she will be notified in writing with a response.

P Ward advised that due to the fact that Cllr Akhtar had been given the casting vote yet put forward the motion to remove the outcomes of the CRA poll he would be taking this matter up with the appropriate officers at Epping Forest District Council.



K Patient advised that she was speaking on behalf of Chigwell and Chigwell Row who were not happy with the amendment of the outcome of the CRA vote. She asked Cllr Akhtar to get the vote audited as she feels he does not have the right to change it, and she would like good reason why he should remove it. Cllr Akhtar replied that the poll was not commissioned by the Parish council and there could be bias, and he was not advised of the methodology and design of the poll. Cllr Rizvi commented on the residents and the council working together to find resolutions. Cllr Rizvi arrived after the vote, but stated that she would have voted against the poll being removed from the minutes. Residents then asked for a re-vote, but this was not considered by Cllr Akhtar after Cllr Jefcoate advised that it would not be legal.

22.016 PLANNING APPLICATIONS

Four applications, received the weeks ending 27 May

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

OBJECTION – 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.

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

OBJECTION – The Council **OBJECTS** to these two applications, because the proposed development may be inappropriate for a Grade II listed Building. However, the council would withdraw their objections, if the assigned Listed Building Officers deem the proposal as being suitable and in keeping with the existing aesthetic.

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

OBJECTION – the application fails to include a street scene. Further, the lack of sustainability checklist means it fails to demonstrate that it contributes sufficiently to EFDC meeting either its net zero 2030 or 2050 targets

22.017 PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA WAS PREPARED

No other applications to be considered.

22.018 PLANNING APPLICATIONS - INFORMATION ONLY

Members **NOTED** that there was one application for information from the District Council.

22.019 APPEALS LODGED

Members **NOTED** that there was appeal from the District Council.

D Rye, representing the CRA, spoke in objection to this appeal.

It was **AGREED** the Parish would submit an objection to the appeal on the grounds it failed to meet Essex Parking Standards, the lack of sustainability checklist means it fails to demonstrate that it contributes sufficiently to EFDC meeting either its net zero 2030 or 2050 targets, it adversely impacts on the amenity of neighbours, the proposal is of poor design and fails to enhance the local area

Cllr Jefcoate advised members that planning training was booked to take place after the next planning meeting on 23 June and all members should be present

The meeting closed at 8.00pm

Signed
Chair

Appendix 1



Chigwell PARISH COUNCIL

- 5 -

Minutes: PLANNING COMMITTEE

Date: 26th May 2022

Date

Appendix 2



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: Akhtar (Chair), Raza (Vice Chair), Chahal Holden#, Morgan Skingsley, Hodds, Jefcoate, Costa

for part of the meeting

Minute
taker: D Rye

Public: Six

22.001 ELECTION OF THE CHAIR

Cllr Skingsley Morgan proposed and Cllr Hodds seconded Cllr Jefcoate. Cllr Raza proposed and Cllr Chahal Holden seconded Cllr Akhtar. Decision went to a vote and Cllr Akhtar was duly elected Chair.

22.002 ELECTION OF THE VICE CHAIR

Cllr Hodds proposed and Cllr Skingsley Morgan seconded Cllr Jefcoate. Cllr Chahal Holden proposed and Cllr Costa seconded Cllr Raza. Decision went to a vote and 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 commented on the Planning Committee's revised Terms of Reference.

A member of the public 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 x4 no. 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 planning committee 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

It was **NOTED** there was one member from the CRA speaking in objection to this item.

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.

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 from the CRA speaking in objection to this item.

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

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.

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

* Cllr Costa withdrew from the meeting for this item

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 from the CRA speaking in objection to this item.

OBJECTION – the proposal fails to provide insufficient parking for the number of units and has thus failed to meet the required Essex Parking Standards. 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 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.

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

*Cllr Skingsley Morgan withdrew from the meeting for this item.

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.

The meeting closed at 8.11pm

Signed

Chair

Date