

Hainault Road • Chigwell • Essex • IG7 6QZ

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Clerk to the Council
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19th October 2018

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Thursday**, 25th October 2018 at the **Parish Council Offices**, Hainault Road, Chigwell at 7.30pm to transact the business shown in the Agenda below.

Anthony-Louis Belgrave Clerk to the Council

AGENDA

1. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

2. OTHER ABSENCES

To *NOTE* any absences for which no apology has been received.

3. CONFIRMATION OF MINUTES

To *APPROVE*, as a correct record, the Minutes of the Planning Committee held on 10th October 2018.



DECLARATIONS OF INTEREST 4.



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.

5. 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.

PLANNING APPLICATIONS V 6.

To CONSIDER the following applications, received for the weeks ending 5th October 2018 and **6a**) 12th October 2018 and 19th October 2018 (at the request of the District Council, the Case Officer's name now appears below the application number in italics).

1.	EPF/2155/18 Ian Ansell	Site 2 Chigwell Grange High Road Chigwell IG7 6DR Mr. Mark Smith	Redevelopment to provide a new residential building comprising a total of 57 homes with associated amenity space, landscaping, car and cycle parking.
If you are viewing this report in an electronic format, press ctrl & click on the to view related documents including plans: http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_COREF=613073			



2.	EPF/2576/18 Sukhdeep Jhooti	26 Lee Grove Chigwell IG7 6AF Mrs Dwight Richards	Proposed extension to the front porch, the rear of the roof & ground floor.
	to view related do	cuments including plans:	c format, press ctrl & click on the link below bint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1
3.	EPF/2539/18 Muhammad Rahman	34 Ely Place Chigwell IG8 8AG Mr Daniel Berg	Single storey rear extension and internal layout amendments. Addition of fence above existing masonry boundary wall adjacent to public highway.
	to view related do	cuments including plans:	c format, press ctrl & click on the link below
4.	EPF/2640/18 Jonathan Doe	239 Fencepiece Road Chigwell IG7 5EB Mr G Lally	Resubmission of two storey side extension, single storey rear extension. (EPF/1115/18)
	to view related do	cuments including plans:	c format, press ctrl & click on the link below
5.	EPF/2607/18 Ian Ansell	58 Manor Road Chigwell Essex IG7 5PG Mr Seeralan Govindaraju	Proposed single storey side extension to use as a store/garage.
	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=615235		

6b) To *CONSIDER* any other planning applications received since the agenda was prepared.



To NOTE the following Applications, which are provided for information. The **6c)** District Council cannot accept comments on these Applications:

1.	EPF/2621/18 Marie-Claire Tovey	66 Manor Road Chigwell IG7 5PG Mr M Patel	Certificate of Lawful Development for proposed erection of a roof extension to the rear.
2.	EPF/2638/18 Shannon Murphy	The Paddock Grove Lane Chigwell IG7 6JQ Mr Simon Campbell	Application for Approval of Details Reserved by Condition 12 for <i>EPF/0329/17</i> . 12)- "Prior to first occupation of the proposed development, the developer shall be responsible for the provision to and implementation of for each dwelling a Residential Travel Information Pack for sustainable transport". (Demolition of existing stables and warehouse and erection of 12 semi-detached dwelling houses and associated landscaping).
3.	EPF/2676/18 Shannon Murphy	26 Brook Way Chigwell IG7 6AW Mr & Mrs Hardeep & Manpreat Singh	Application for Approval of Details Reserved by Conditions 3,4,5 & 6 for <i>EPF/1759/18</i> - demolish the existing house & provide new house with ground and first floors & rooms in the loft. New crossover to the street) Condition 3)-"details of the types and colours of the external finishes", 4)-"details of surface water disposa", 5)-"details of hard and soft landscape works and implementation programme", 6)-"wheel washing". (Demolish the existing house & provide new house with ground and first floors & rooms in the loft. New crossover to the street).

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

7a) Applications on which the Parish Council had no objections where permission has been GRANTED.

EPF/1521/18	Grosvenor House	First floor side extension.
Corey Isolda	Rolls Park	
	High Road	
	Chigwell	
	Essex	
	IG7 6DJ	
	Mr Mathew Thomas	



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EPF/1929/18 David Baker	6 Courtland Drive Chigwell IG7 6PN Mr Bakhtyar	Proposed first floor rear infill extension, enlargement roof and loft conversion with one front dormer window and three rear dormer windows.
EPF/1969/18 David Baker	52 Chigwell Rise Chigwell IG7 6AG Mr Samee Khan	Rear first floor extension, and alterations to front elevation.
EPF/1973/18 Caroline Brown	60 Lechmere Avenue Chigwell IG7 5ET Mr & Mrs Starzyk	Application for variation of condition 4 'obscure glazing' on planning application <i>EPF/0378/18</i> (Change from a pitched to gable ended roof, side windows and rooflights with rear pitched roof and dormer window; raising the height of the existing garage involving an alteration of the front aspect to a lean-to).
EPF/2005/18 David Baker	New Barns Farm, Bungalow Roding Lane Chigwell IG7 6BJ Mr Gerald Padfield	Erection of a new cartridge building to include a storage area and parking for two vehicles. The building will extend to 58 sqm and have a height of 3.9m.
EPF/2015/18 Ian Ansell	Haylands 48 High Road Chigwell IG7 6DL Mr Don Lewin	Application for variation of condition 5 'drainage details' on planning application <i>EPF/0335/18</i> (Replacement dwelling house with ancillary staff accommodation) to reflect changes to shape and location of the house and previously agreed landscape details).
EPF/2029/18 David Baker	12 Brook Way Chigwell Essex IG7 6AA Mr Alex Hayzelden	Amendment to original application <i>EPF/3098/17</i> (for demolition of garage and erection of part 1 and part 2 storey side extension with Juliet balcony)- by way of a 1.5m depth rear enlargement of the first-floor side extension.
EPF/2133/18 David Baker	48 Bracken Drive Chigwell IG7 5RF Mr & Mrs Leff	Provision of new and larger roof, erection of new rear dormer window and 3 front dormer windows.



7b) Applications on which the Parish Council raised comments where permission has been GRANTED.

EPF/1747/18	Grange Farm	The creation of a community garden at the
Ian Ansell	High Road	top end of the site beyond the last football
	Chigwell	pitch and below the existing earth bank.
	IG7 6DP	This is an area of land which has been used
	Mr Rob Draper	for the deposit of soil from works carried
		out across the trusts land over a number of
		years. The purpose is to create a
		community asset for the local area.
		Funding to create this garden has been
		secured from Essex County Council.

Comments of the Parish Council

The Council SUPPORTS this application, because the proposed development would be beneficial to the community.

EPF/2023/18	16 Dacre Gardens	Outbuilding which 4m high pitch within
Sukhvinder	Chigwell	2m of the boundary.
Dhadwar	IG7 5HG	·
	Mr Ginda Singh	

Comments of the Parish Council

The Council has NO OBJECTION to this application, subject to the proposed outbuilding being utilised exclusively for recreational use and the guttering designed so that any natural residue falls within the boundary of the property.

EPF/1908/18	92 The Bowls	TPO/EPF/14/08
Robin Hellier	Chigwell	T1 (Ref T40) & T2 (Ref T39) 2 x Maples -
	IG7 6ND	Crown reduce height and spread by up to
	Mr Derek	2m.

Comments of the Parish Council

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.



7c) Applications on which the Parish Council had no objections where permission has been REFUSED.

EPF/1888/18 Hainault Hall Listed building application for retention of David Baker double glazed windows. 173 Lambourne Road Chigwell (Retrospective application) IG7 6JU Mr A Singh

Summary Of Refusal

By reason of their modern appearance, inappropriate form and design, and unsatisfactory fitting, the windows installed seriously detract from the significance, and architectural quality and appearance, of this listed Georgian house. The proposal is therefore contrary to a) policy DM7 of the 2017 Local Plan Submission Version, b) policy HC10 of the 2008 Local Plan and Alterations, and c) the National Planning Policy Framework.

The Heritage Statement submitted with the application is inadequate and does not successfully evaluate the impact of the new windows on the significance of the listed building nor does it adequately explain the condition or age of the replaced windows. In addition there is insufficient justification for the retention of the new windows, and it has not been demonstrated that the harm they cause is outweighed by any public benefits. For these reasons the proposal is contrary to the National Planning Policy Framework, in particular paragraphs 189 and 194.



7d) Applications on which the Parish Council raised comments where permission has been REFUSED.

EPF/1661/18	Land Rear Of	Construction of two detached bungalows.
Sukhvinder	80 Hainault Road	
Dhadwar	Chigwell	
	IG7 5DH	
	Richard Bull	

Comments of the Parish Council

The Council STRONGLY OBJECTS to this application because the proposed bungalows are an inappropriate rear garden development and the suggested parking arrangements are inadequate. The access road is unacceptably narrow, as it can only accommodate singular flow traffic and would be proved deficient, in the event emergency access is required. Further, vehicles entering the site would have to wait at the entrance, thereby causing an unacceptable obstruction on Hainault road. Additionally, this construction will be to the detriment of several tress on the site, all of which have TPO's.

Summary Of Refusal

The applicant does not control sufficient land to provide the required vehicular visibility splays of 2m x43m at the junction with Hainault Road. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety. The proposal is therefore contrary to a) policy T1 of the 2017 Submission Version Local Plan, b) to policy ST4 of the 2008 Local Plan and Alterations, and c) to the National Planning Policy Framework.

The proposal would intensify the use of an existing access which has deficiencies in visibility which is not in accordance with current safety standards. The main function of this highway, a Main Distributor, is that of carrying traffic freely and safely between centres of population. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which this proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier to the detriment of highway safety. The proposal is therefore contrary to a) policy T1 of the 2017 Submission Version Local Plan, b) to policy ST4 of the 2008 Local Plan and Alterations, and c) to the National Planning Policy Framework.

Insufficient evidence has been submitted to demonstrate that existing trees, including trees subject of Tree Protection Orders, can be properly protected in the proposed development and during associated construction activities. The proposal is therefore contrary to a) policy DM5 of the 2017 Submission Version Local Plan, b) to policy LL10 of the 2008 Local Plan and Alterations, and c) to the National Planning Policy Framework.



EPF/2188/18	Almshouses	Demolition of existing Almshouses and
David Baker	129 High Road	replacement with a single storey block of
	Chigwell	three dwellings.
	IG7 6QG	
	Chigwell United	
	Charities Hon.	
	Secretary William	

Comments of the Parish Council

The Council STRONGLY OBJECTS to this application, because it is an overdevelopment of the site and highly inappropriate for a property of historic significance.

Summary Of Refusal

By reason of the demolition and modern replacement of the existing heritage asset within the Chigwell Village Conservation Area, the proposal would result in the irreplaceable loss of a historic building and the loss of the associated social history with no clear justification submitted as part of the application. Accordingly, the proposal is contrary to Adopted Local Plan Policy HC6, HC9 and to Epping Forest District Local Plan (Submission Version) 2017 Policy DM7 (A and B) which are consistent with the NPPF.

Notwithstanding reason No. 1 above, the application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. As such, the proposed development is contrary to policy CP1 (i), NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM2 and DM22 of the Epping Forest Local Plan (Submission Version) 2017 and the requirements of the Habitats Regulations 2017.



EPF/2189/18	Alms-houses	Conservation area consent for demolition
David Baker	129 High Road	of existing Alms-houses and replacement
	Chigwell	with three dwellings.
	IG7 6QG	
	Chigwell United	
	Charities Hon.	
	Secretary William	

Comments of the Parish Council

The Council STRONGLY OBJECTS to this application, because it is an overdevelopment of the site and highly inappropriate for a property of historic significance.

Summary Of Refusal

By reason of the demolition of the existing heritage asset within the Chigwell Village Conservation Area, the proposal would result in the irreplaceable loss of a historic building and the loss of the associated social history with no clear justification submitted as part of the application. Accordingly, the proposal is contrary to Adopted Local Plan Policy HC6, HC9 and to Epping Forest District Local Plan (Submission Version) 2017 Policy DM7 (A and B) which are consistent with the NPPF.

PLANNING CONSULTATION - Street Naming and Numbering 8.

Members are advised that correspondence has been received concerning the street naming and numbering for a new development of twelve residential flats at; 126 Manor Road, Chigwell IG7 5PR. This correspondence and the associated drawings are at Appendix 1, for Member's information.

Members are now asked to *CONSIDER* and *APPROVE* an appropriate response.

9. APPEALS LODGED

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

EPF/0263/18: 8 Whitehall Close, Chigwell, Essex, IG7 6EQ. Proposed sub-division of rear gardens to 8 & 9 Whitehall Close (fronting Orchard Way) and erection of singe storey two bed house. This Appeal is against a refusal, following the decision of the Epping Forest District Council.

EPF/3177/17: 105 Manor Road, Chigwell, Essex, IG7 5PN. Proposed demolition of existing property and erection of a development of 3 no.2 bed flats and 1 no. 1 bed flat including car parking. This Appeal is against a refusal, following the decision of the Epping Forest District Council.



EXCLUSION OF THE PUBLIC AND THE PRESS 10.



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**