



Clerk to the Council

Anthony-Louis Belgrave

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15th March 2019

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Thursday, 21st March 2019** 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 6th March 2019.



4. 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.

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.

6. PLANNING APPLICATIONS

- 6a) To **CONSIDER** the following applications, received for the weeks ending 1st March 2019, 8th March 2019 & 15th March 2019 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0445/19 <i>Robin Hellier</i>	Three Jolly Wheelers Chigwell Road Chigwell IG8 8AS <i>Mrs. Ellie King</i>	TPO/EPF/40/02 T6: Yew - Fell.
<p>If you are viewing this report in an electronic format, press ctrl & 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=620763</p>			



2.	EPF/0385/19 <i>Zara Seelig</i>	9 Lodge Close Chigwell IG7 6JL <i>Dr Rahman</i>	Proposed front extension.
<p>If you are viewing this report in an electronic format, press ctrl & 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=620521</p>			
3.	EPF/0414/19 <i>Muhammad Rahman</i>	17 Manor Road Chigwell IG7 5PF <i>Mr & Mrs H Dar</i>	Two storey rear extension & gable roof formation to the front.
<p>If you are viewing this report in an electronic format, press ctrl & 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=620602</p>			
4.	EPF/3358/18 <i>Muhammad Rahman</i>	17 Manor Road Chigwell IG7 5PF <i>Ms. Dar</i>	Two storey side rear and part ground and first floor side extension with dormer.
<p>If you are viewing this report in an electronic format, press ctrl & 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=618578</p>			
5.	EPF/3359/18 <i>Muhammad Rahman</i>	17 Manor Road Chigwell IG7 5PF <i>Ms. Dar</i>	Two storey side and rear extension with dormer.
<p>If you are viewing this report in an electronic format, press ctrl & 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=618579</p>			



6.	EPF/0015/19 <i>Marie-Claire Tovey</i>	Old Farm Green Lane Chigwell IG7 6DN <i>LR Gunnell & Sons</i>	Retrospective application for an agricultural building for storage of hay.
	<p>If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans:</p> <p>http://planpub.eppingforestdc.gov.uk/NIM.websearch/(S(tino33xpnlm42ucvffgvw45))/Results.aspx</p>		
7.	EPF/0226/19 <i>Sukhdeep Jhooti</i>	Rolls House Rolls Park High Road Chigwell IG7 6DJ <i>Mr James Murphy</i>	Conversion of existing garage/leisure complex into a chalet bungalow.
	<p>If you are viewing this report in an electronic format, press ctrl & 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=619953</p>		
8.	EPF/0472/19 <i>Sukhdeep Jhooti</i>	26 Oak Lodge Avenue Chigwell IG7 5HZ <i>Mr Raj Singh</i>	Single storey side extension, single storey rear extension and conversion of garage to habitable room.
	<p>If you are viewing this report in an electronic format, press ctrl & 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=620857</p>		
9.	EPF/0544/19 <i>Robin Hellier</i>	Broad Oaks 34 High Road Chigwell Essex IG7 6DW <i>Aspire Luxury Properties</i>	TPO/EPF/04/87 T51: Oak, G53, G54, G55 & G56: predominantly Cypress, T66: Cherry Plum – Crown reduction & lifting works, as specified.
	<p>If you are viewing this report in an electronic format, press ctrl & 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=621153</p>		



10.	EPF/0554/19 <i>Robin Hellier</i>	Broad Oaks 34 High Road Chigwell Essex IG7 6DW <i>Aspire Luxury Properties</i>	TPO/EPF/04/87 T34: Birch, T68: Lombardy Poplar - Fell.
<p>If you are viewing this report in an electronic format, press ctrl & 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=621194</p>			
11.	EPF/0525/19 <i>Marie-Claire Tovey</i>	42 Woolhampton Way Chigwell IG7 4QJ <i>Mr K Ahenkora</i>	Proposed extension to an existing garden outbuilding to provide a home gym with w/c shower room.
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12.	EPF/0536/19 <i>Muhammad Rahman</i>	Pennington 88 High Road Chigwell IG7 6PJ <i>Mr Raj Chana</i>	Ground floor front infill extension, part single & part double storey rear extension with additional dormers to a mansard roof.
<p>If you are viewing this report in an electronic format, press ctrl & 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=621118</p>			
13.	EPF/0580/19 <i>Sukhdeep Jhooti</i>	31 Gravel Lane Chigwell IG7 6DA <i>Mr Paul Woodgate</i>	Proposed two storey side and rear extensions. (<i>Amendment to EPF/2136/18</i>)
<p>If you are viewing this report in an electronic format, press ctrl & 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=621338</p>			



14.	EPF/0589/19 <i>Muhammad Rahman</i>	35 Mount Pleasant Road Chigwell IG7 5EP <i>Mr & Mrs J Jordan</i>	Demolition of existing single storey rear extension & erection of a new larger single storey rear extension.
<p>If you are viewing this report in an electronic format, press ctrl & 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=621373</p>			

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

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

1.	EPF/0530/19 <i>Muhammad Rahman</i>	4 Northdene Chigwell IG7 5JT <i>Mr Mohamed Sankoh</i>	Prior approval for a 5-metre-deep single storey rear extension, height to eaves 3 metres and overall height of 3 metres.
2.	EPF/0306/19 <i>Shannon Murphy</i>	92 Manor Road Chigwell IG7 5PQ <i>Mr Faruque Gani</i>	Application for Approval of Details Reserved by Condition 7 "documentary and photographic details of the types and colours of the external finishes" for EPF/2860/18 . (Proposed replacement dwelling with rear balcony. (Amendments to EPF/2455/17))
3.	EPF/0469/19 <i>Shannon Murphy</i>	9 Tomswood Road Chigwell IG7 5QP <i>Mr & Mrs Rajinder and Veena Mehta</i>	Application for approval of details reserved by condition 1 'hard and soft landscaping' of EPF/2902/18 (To retain the metal gates and fences, together with the facing brick walls).
4.	EPF/0598/19 <i>Sukhdeep Jhooti</i>	8 Willowmead Chigwell Essex IG7 6JR <i>Mr Jon Mizon</i>	Prior approval for a 4 metre deep single storey rear extension, height to eaves 3 metres and overall height 3 metres.



5.	EPF/0487/19 <i>Shannon Murphy</i>	16 Oak Lodge Avenue Chigwell IG7 5HZ <i>Mr Patel</i>	Application for approval of details reserved by condition 2 'details of retained trees and protection measures' of EPF/2750/18 - (Proposed double storey rear extension. Single storey side extension and conversion of a garage into a habitable room)
6.	EPF/0460/19 <i>Muhammad Rahman</i>	92 Manor Road Chigwell IG7 5PQ <i>Mr Faruque Gani</i>	Application for Approval of Details Reserved by Condition 9 "flood risk assessment" for EPF/2860/18 . (Proposed replacement dwelling with rear balcony ref: EPF/2455/17).
7.	EPF/0402/19 <i>Shannon Murphy</i>	Wickfields Limes Avenue Chigwell Essex IG7 5NG <i>Warden Housing</i>	Confirmation of Discharge of Conditions for EPF/2140/05 . (Conversion of existing 8 no. 1 bed flats, 16 bedsits, 1 Wardens flat and communal bathrooms to 23 no. self-contained 1bed flats, elevational changes, extensions and erection of new bin storey and new boundary wall with railings & landscaping).

8. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

EPF/0127/19 <i>Sukhdeep Jhooti</i>	26 Whitehall Close Chigwell IG7 6EQ <i>Mr Gulam Mowla</i>	Garage conversion.
EPF/2094/18 <i>Sukhdeep Jhooti</i>	37 Stradbroke Drive Chigwell IG7 5RB <i>Mr Sathasivam Mangaleswaran</i>	Demolition of existing house and rebuild as per the planning permission Ref: EPF/2687/17 with reduction in both sides, increase in basement floor and installation of five front dormer windows.



EPF/3042/18 <i>Sukhdeep Jhooti</i>	The Manor House, Manor Barn Annexe Gravel Lane Chigwell IG7 6DQ <i>Mr W Miller</i>	Change of use from storage/workshop B1/B8 Use Class to gym D2 Use Class.
EPF/3212/18 <i>Marie-Claire Tovey</i>	15 Maypole Drive Chigwell IG7 6DE <i>Ms Ritu Walia</i>	Proposed first floor side and single storey rear extension. (Revised application to EPF/2279/18)
EPF/3223/18 <i>David Baker</i>	8 Coolgardie Avenue Chigwell IG7 5AU <i>Mr & Mrs Deva</i>	Single storey rear extension and loft conversion with rear dormers.
EPF/3282/18 <i>Jonathan Doe</i>	34 Dickens Rise Chigwell IG7 6NY <i>Mr Yasir Raza</i>	Proposed first floor front & rear extension.
EPF/3315/18 <i>Muhammad Rahman</i>	Pennington 88 High Road Chigwell IG7 6PJ <i>Mr Raj Chana</i>	Ground floor front infill extension.
EPF/3040/18 <i>Sukhdeep Jhooti</i>	The Manor House, Manor Barn Annexe Gravel Lane Chigwell IG7 6DQ <i>Mr Walton Miller</i>	Application for a Lawful Development Certificate for an existing use of cottage (C3 Dwelling house) in excess of four years.



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

EPF/3417/18 <i>Robin Hellier</i>	Belcarres Chapel Lane Chigwell IG7 6JJ <i>Mr. Lionel Balasuriya</i>	TPO/EPF/28/82 (Ref: T17-T19) T1 & T2: London Planes - Reduce to previous points, as specified. T3: London Plane - Crown reduce by 2-3m, as specified and reshape.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		
EPF/2760/18 <i>David Baker</i>	20 Lee Grove Chigwell IG7 6AF <i>Saif & Affreen Quader & Matin</i>	Ground and first floor rear extension.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application because the proposed extension would be an excessive development of the structure and would negatively affect the neighbouring property by causing a significant loss of natural light.</p>		
EPF/2861/18 <i>Ian Ansell</i>	Cornerways Turpins Lane Chigwell IG8 8BA <i>Mr Daniel Awan</i>	Variation of condition 2 'Plan numbers' of EPF/3436/17 - (Conversion and extension of single dwelling house into four flats) - revisions to design and form of extensions, additional details of site levels, landscaping, drainage, and bin and cycle stores.
<p><i>Comments of the Parish Council</i></p> <p>The Council has NO OBJECTION to this application, on the condition the appropriate planning authorities are satisfied that the structure is built in complete accordance to the documents submitted.</p>		



EPF/0033/19 <i>Robin Hellier</i>	65 Tomswood Road Chigwell IG7 5QR <i>Mr Larry Biggs</i>	TPO/EPF/21/09 (Ref: T35) T1: Oak - Crown reduce, as specified, to give 2m clearance from house.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		
EPF/0041/19 <i>Robin Hellier</i>	Land adjacent to 22 Meadow Way Chigwell IG7 6LP <i>c/o EFDC</i>	TPO/EPF/16/14 (Ref: T2-T4) T9-T11: Horse Chestnuts - Crown reduce by up to 3m.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		
EPF/3417/18 <i>Robin Hellier</i>	Belcarres Chapel Lane Chigwell IG7 6JJ <i>Mr Lionel Balasuriya</i>	TPO/EPF/28/82 (Ref: T17-T19) T1 & T2: London Planes - Reduce to previous points, as specified. T3: London Plane - Crown reduce by 2-3m, as specified and reshape.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		



EPF/3247/18 <i>Sukhdeep Jhooti</i>	The Manor House, Manor Barn Annexe Gravel Lane Chigwell IG7 6DQ <i>Mr W Miller</i>	Listed building consent for change of use from storage/workshop B1/B8 Use Class to gym D2 Use Class.
<p><i>Comments of the Parish Council</i></p> <p>The Council requires the respective planning officers to decide upon the merits of this application.</p>		
EPF/3043/18 <i>Muhammad Rahman</i>	6 St Marys Way Chigwell IG7 5BX <i>Rapinder Johal</i>	Ground floor rear extension and first floor side extension and loft conversion with rear dormer.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application due to the potential for overlooking from the rear of No.6 St Mary's Way to No. 7 St Mary's Way.</p>		
EPF/0033/19 <i>Robin Hellier</i>	65 Tomswood Road Chigwell IG7 5QR <i>Mr Larry Biggs</i>	TPO/EPF/21/09 (Ref: T35) T1: Oak - Crown reduce, as specified, to give 2m clearance from house.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		



EPF/0041/19 <i>Robin Hellier</i>	Land adjacent to 22 Meadow Way Chigwell IG7 6LP <i>c/o EFDC</i>	TPO/EPF/16/14 (Ref: T2-T4) T9-T11: Horse Chestnuts - Crown reduce by up to 3m.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		
EPF/3417/18 <i>Robin Hellier</i>	Belcarres Chapel Lane Chigwell IG7 6JJ <i>Mr Lionel Balasuriya</i>	TPO/EPF/28/82 (Ref: T17-T19) T1 & T2: London Planes - Reduce to previous points, as specified. T3: London Plane - Crown reduce by 2- 3m, as specified and reshape.
<p><i>Comments of the Parish Council</i></p> <p>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.</p>		



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

EPF/1095/18 <i>David Baker</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr A Singh</i>	The proposal is to extend the current garage frontwards by 3 metres and introduce basements and mezzanine floors across the garage and adjoining rear pool house to provide changing rooms, toilets, sauna, steam room, children's play area, snooker lounge, home cinema, swimming pool and a private gym.
<p><i>Summary Of Refusal</i></p> <p>By reason of its poor design, size and scale the proposed garage extension would appear excessively bulky, incongruous and visually obtrusive when viewed from different angles of the public highway along Lambourne Road and from Maypole Drive. Consequently, the proposal would cause harm to the character and appearance of the locality. As such, the proposal fails to comply with policy DBE10 of the Local Plan (1998), policy DM10 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p> <p>The proposed garage extension would appear over-dominant in relation to adjacent Grade II Listed Building named 'Hainault Hall'. This is due to the size, scale and poor design of the proposed garage extension. The proposal therefore causes significant harm to the setting of this Listed Building and would fail to comply with policy HC12 of the Local Plan (1998), policy DM7 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p>		



EPF/1192/18 <i>David Baker</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr A Singh</i>	The proposal is the mounting of poles in the garden and boundary fence walls for installation of CCTV cameras, security lighting and speakers.
<p>Summary Of Refusal</p> <p>By reason of their excessive height and incongruous appearance, pole numbers 1 and 2 appear over-dominant in relation to the Grade II Listed Building named 'Hainault Hall' and is therefore harmful to its overall setting contrary to policy HC12 of the adopted Local Plan (1998), DM7 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p> <p>By reason of their excessive height and unsympathetic appearance, the mounted poles identified as pole no's 1 and 2 in the submitted plans would appear unduly prominent when viewed from the public highway and thus harmful to the character and appearance of the locality. Consequently, the proposal would fail to accord with policy DBE10 of the Local Plan (1998), policy DM10 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p> <p>By reason of their size, scale and poor design, pole numbers 1,2,3,4,5,6,7 and 8 would cumulatively cause detrimental harm to the character, appearance and setting of the Grade II Listed Building named 'Hainault Hall'. Consequently, the proposal would fail to accord with policy HC12 of the adopted Local Plan (1998), policy DM7 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p> <p>By reason of its excessive height with floodlights attached and due to its orientation, pole number 5 would create significant light pollution into the rear habitable room windows and garden area of no 7 Maypole Drive. In addition, it would appear visually intrusive and harmful to the living conditions enjoyed by the inhabitants of this adjoining dwelling house. The proposal would fail to accord with policy DBE9 of the adopted Local Plan (1998), policy DM9 of the Submission Version of the Local Plan (2017) and the NPPF (2017).</p> <p>By reason of its excessive height with speaker, camera and floodlight attached and close proximity to no's 7 and 9 Maypole Drive, pole number 7 would cause a significant loss of outlook from the pole itself, loss of privacy from the camera attached to the pole, significant light pollution from the lights attached to this pole and increased noise nuisance from the speaker attached to this pole when viewed from rear habitable room windows and rear garden areas of these two adjoining dwellings. Consequently, the proposal fails to accord with policy DBE9 of the adopted Local Plan (1998), policy DM9 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p>		

***Summary Of Refusal - Continued***

By reason of its excessive height with associated camera and floodlight and proximity to neighbouring dwellings 7, 9, 10, 11 and 12 Maypole Drive, pole number 8 would cause significant harm to the outlook of these adjoining neighbours when viewed from their rear garden areas and habitable room windows. Moreover, the associated camera would cause a significant loss of privacy to the inhabitants of these dwellings. Lastly, the associated floodlight would cause significant light pollution and appear visually intrusive when viewed from the rear glazing and garden areas of these adjoining dwellings. Consequently, the proposal would fail to accord with policy DBE9 of the adopted Local Plan (1998), policy DM9 of the Submission Version of the Local Plan (2017) and the NPPF (2018).

All proposed poles (i.e. poles 1-8) would appear as utilitarian, oppressive, urban structures and entities within a semi-rural locality close to the Metropolitan Green Belt. The proposed poles and associated apparatus on the poles would therefore appear out of character contrary to policy DBE10 of the Local Plan (1998), policy DM10 of the Submission Version of the Local Plan (2017) and the NPPF (2018).

The proposed speakers which would be attached to the Grade II Listed Building by reason of their positioning and presence are likely to generate a significant level of noise nuisance and would therefore cause harm to the amenities enjoyed by inhabitants of adjoining dwellings. The proposal would fail to accord with policy DBE9 of the adopted Local Plan (1998), policy DM9 of the Submission Version of the Local Plan (2017) and the NPPF (2018).

The proposed speakers which would be attached to the Grade II Listed Building (Hainault Hall), would appear significantly out of character as well as appearing utilitarian and urban in appearance within a semi-rural setting characterised by low-density dwelling houses which are situated close to the Metropolitan Green Belt. The proposal would therefore fail to accord with policy DBE10 of the adopted Local Plan (1998), policy DM10 of the Submission Version of the Local Plan (2017) and the NPPF (2018).



8d) Applications on which the Parish Council raised comments where permission has been REFUSED.

EPF/2605/18 <i>Muhammad Rahman</i>	16 Chigwell Rise Chigwell Essex IG7 6AB <i>Mr. Gasan Kundra</i>	Loft conversion with rear dormers and new roof, two storey side extension.
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application because there is no one metre gap to the right-hand side of the property and because of the inappropriate design.</p> <p><i>Summary Of Refusal</i></p> <p>The proposed extensions and roof works, by reason of their siting, size, scale and design would be out of character with the existing building detracting from its appearance and would also be an inappropriate development in this locality that will cause significant harm to the street scene, failing to complement the appearance and character of the locality. This is contrary to policy DBE10 (i), (ii), (a) and (b) of the adopted Local Plan (1999) and Alterations (2006), policies DM9 (D) and DM10 (E) of the submission version Local Plan (2017) and the NPPF (2018).</p>		
EPF/3429/18 <i>Muhammad Rahman</i>	153 Manor Road Chigwell IG7 5QA <i>Mr William Cheung</i>	Single storey rear extension.
<p><i>Comments of the Parish Council</i></p> <p>The Council SUPPORTS this application, because the proposed extension would increase the local employment prospects in the area.</p> <p><i>Summary Of Refusal</i></p> <p>It has not been demonstrated by the applicant that there is sufficient storage space for on-site waste, as such it will likely cause nuisance and have an adverse impact on visual amenity to the public, occupiers and neighbouring uses. This is contrary to policy DBE9 (v) of the adopted local plan and policy DM11 (i, ii, iii) of the LPSV 2017.</p>		



EPF/1194/18 <i>David Baker</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr A Singh</i>	Grade II listed building consent for proposed mounting of poles in the garden and boundary fence walls for the purpose of installation of CCTV cameras, security lighting and speakers.
<p>Comments of the Parish Council</p> <p>The Council has NOTED this application.</p> <p>Summary Of Refusal</p> <p>By reason of their excessive height and incongruous appearance, pole numbers 1 and 2 appear over-dominant in relation to the Grade II Listed Building named 'Hainault Hall' and is therefore harmful to its overall setting contrary to policy HC12 of the adopted Local Plan (1998), DM7 of the Submission Version of the Local Plan (2017) and the NPPF (2018). By reason of their size, scale and poor design, pole numbers 1,2,3,4,5,6,7 and 8 would cumulatively cause detrimental harm to the character, appearance and setting of the Grade II Listed Building named 'Hainault Hall'. Consequently, the proposal would fail to accord with policy HC12 of the adopted Local Plan (1998), policy DM7 of the Submission Version of the Local Plan (2017) and the NPPF (2018).</p>		
EPF/2934/18 <i>Jonathan Doe</i>	Derwen Vicarage Lane Chigwell IG7 6LS <i>Mr J Bhangu</i>	Ground floor rear extension, first floor rear extension, roof extension including rear dormer, increase in height and provision of gable ends. (Revised application to EPF/1218/18)
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the proposed loft extension would be an over-development of the structure, resulting in an excessively bulky appearance. This would be totally out of character and contrary to the existing aesthetic of Vicarage lane.</p>		

**Summary Of Refusal**

By reason of its roof form, bulk, and height in relation to the original hip roof, the proposed rear extension would appear incongruous within its context harming the visual coherence and harmony of the rear elevation. As a consequence, the proposal would fail to complement the appearance of the existing house. Moreover, the proposal would appear over dominant in relation to the side site boundaries when seen from the rear garden of Eastwood or Oaklea House, Vicarage Lane, detracting from their setting. Due to the prominence and inelegant proportions of the front gable feature, the proposed front elevation of the application property would be detrimental to the visual amenity and character of the street-scene. Accordingly, the proposal is contrary to policies DBE9 (i) and DBE10 (i) and (ii) of the Adopted Local Plan and Alterations; policies SP 3 (xi), DM 9 A. (i) and (ii), D. (ii) and (vi), and DM 10 E.; and, the aims and objective of the National Planning Policy Framework in seeking high quality design. The rear extensions, due to the depth, height, proximity a side boundary, change in ground levels, height, bulk and form, would be materially detrimental to the residential amenity of the occupiers of Oaklea House by reason of overbearing impact and loss of outlook. As such the development would be contrary to policy DBE9 of the adopted Local Plan and Alterations; policy DM 9 H. (ii) of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework requiring high quality design.

8. APPEALS LODGED

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

EPF/1523/17: 31 Chester Road, Chigwell, Essex, IG7 6AH. Two storey rear extension. This Appeal is against a refusal, following the decision of the Epping Forest District Council.

EPF/2720/18: 86 Manor Road, Chigwell, Essex, IG7 5PQ. Installation of CCTV Security Mast. This Appeal is against a refusal, following the decision of the Epping Forest District Council.

9. 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