



Clerk to the Council

Anthony-Louis Belgrave

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19th April 2019

TO: MEMBERS OF THE PLANNING COMMITTEE

You are hereby summoned to attend a meeting of the **PLANNING COMMITTEE** which will be held on **Wednesday, 24th April 2019** at the **Parish Council Offices**, Hainault Road, Chigwell at **7.30pm** to transact the business shown in the Agenda below.

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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 April 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 5th April 2019 and 12th April 2019 (*at the request of the District Council, the Case Officer’s name now appears below the application number in italics*).

1.	EPF/0671/19 <i>Muhammad Rahman</i>	41 Chigwell Rise Chigwell IG7 6AQ <i>Mr A Bansal</i>	Two storey rear extension, first floor rear/side extension, ground floor front extension and loft conversion with roof light windows to include two front & two rear dormers. (Minor amendment to previously approved applications, most recent: EPF/2282/14).
<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=621717</p>			



2.	EPF/0667/19 <i>Marie-Claire Tovey</i>	Woodview Lambourne Road Chigwell IG7 6HX <i>Mr Harnoop Atkar</i>	Application for Removal of Condition 20 "approved drawings" for EPF/2473/16 . (Demolition of 22 bedroom residential dwelling & associated 3 bedroom retirement dwelling & garages/outbuildings, and replacement with a new 3 storey 72 bed care home and one three storey block containing 25 retirement living apartments, together with 51 car parking spaces & landscaping) to allow for the remodel of the approved basement parking in exchange for additional surface parking.
<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=621713</p>			
3.	EPF/0687/19 <i>Muhammad Rahman</i>	66 Manor Road Chigwell IG7 5PG <i>Mr M Patel</i>	Proposed two storey rear infill extension & front roof extension to provide passenger lift overrun.
<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=621793</p>			
4.	EPF/0697/19 <i>Marie-Claire Tovey</i>	St. Mary's Church High Road Chigwell Essex IG7 6QQ <i>Net on behalf of Telefonica Net on behalf of Telefonica</i>	Proposed installation of x1 no. GPS antenna & associated development.
<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=621856</p>			



5.	EPF/0702/19 <i>Sukhdeep Jhooti</i>	86 Bracken Drive Chigwell IG7 5RD <i>Mr & Mrs Khadem</i>	Proposed two storey rear/side extension with a loft conversion.
<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=621861</p>			
6.	EPF/0716/19 <i>Sukhdeep Jhooti</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Singh</i>	Application for Variation of Condition 3:- "approved plans" for EPF/0348/18 (Retention of height of rear pool building, roof light windows, excavation of pool building by 1.2M to create mezzanine floor above pool, alterations to & raising of existing garage roof building with formation of basement in existing garage building for use as gym with rooms above).
<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=621917</p>			
7.	EPF/0893/19 <i>Sukhdeep Jhooti</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Singh</i>	Variation of condition 5 'approved plans' on planning application LB/EPF/0349/18 (Grade II listed building application for retention of height of rear pool building with incorporation of roof light windows, excavation of pool building by 1.2m to create mezzanine floor above pool, alterations to and raising of roof of existing garage building, and formation of basement in existing garage building to be used as a gym with rooms above)
<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=622554</p>			



8.	EPF/0350/19 <i>Marie-Claire Tovey</i>	David Lloyd Chigwell Roding Lane Chigwell IG7 6BQ <i>Mr Croucher</i>	Proposed new spa garden with associated buildings and fencing.
<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=620418</p>			
9.	EPF/0364/19 <i>Sukhdeep Jhooti</i>	99-101 101 Manor Road Chigwell IG7 5PN <i>Mr Alex Aviram</i>	Demolition of existing pair of semi-detached dwellings & erection of x9 no. self-contained unit part three part four storeys (4x3bed, 3x2bed and 1x1bed and 1xstudio), creating 12 parking bays at the rear & 12 cycle store.
<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=620473</p>			
10.	EPF/0734/19 <i>Muhammad Rahman</i>	Land Rear Of 80 Hainault Road Chigwell IG7 5DH <i>Mr Richard Bull</i>	Construction of two detached bungalows on disused land. (Revision to EPF/1661/18)
<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=621979</p>			
11.	EPF/0768/19 <i>Natalie Price</i>	8 Chigwell Park Drive Chigwell IG7 5BD <i>Mr Michael Robin</i>	Proposed porch extension with a gable 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=622074</p>			



12.	EPF/0776/19 <i>Ian Ansell</i>	132 Hainault Road Chigwell IG7 5DL <i>Mr T Mustafa</i>	Proposed front boundary wall, gates & railings.
	<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=622100</p>		
13.	EPF/0777/19 <i>Ian Ansell</i>	2 Park View Chigwell IG7 5DF <i>Mr & Mrs Kiaran Johal</i>	Proposed 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=622101</p>		
14.	EPF/0788/19 <i>Natalie Price</i>	17 Hycliffe Gardens Chigwell IG7 5HJ <i>Mr & Mrs J Lester</i>	Demolition of existing garage, side and rear extension, construction of new single storey side and rear extensions, alterations to front entrance.
	<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=622174</p>		
15.	EPF/0737/19 <i>Ian Ansell</i>	Imperial Heights 126 Manor Road Chigwell Essex IG7 5PR <i>Archiplan</i>	Application for Variation of Conditions for EPF/3281/16 . 2-"approved drawings", 11-"vehicle parking and turning areas" & 16-"No additional windows be inserted". (Variation to amend windows, roof windows & dormers, amended ridge height & loft conversion to flat no. 10. Material change to the landscape.
	<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=621993</p>		



16.	EPF/0785/19 <i>Robin Hellier</i>	86 Bracken Drive Chigwell IG7 5RD <i>Mr & Mrs Khadem</i>	TPO/EPF/19/09 (Ref: T31 & T41) T1: Oak & T2: Oak - Fell and replace, 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=622153</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/0840/19 <i>Sukhdeep Jhooti</i>	11 Dickens Rise Chigwell IG7 6PA <i>Mr Asim Hasan Khan</i>	Prior approval application for a 5.3 metre deep single storey rear extension, height to eaves 2.8 metres and overall height of 3 metres.
2.	EPF/0813/19 <i>Natalie Price</i>	24 Dickens Rise Chigwell IG7 6PA <i>Mr Aakash Agarwal</i>	Application for a Lawful Development Certificate for a proposed hip to gable loft conversion.
3.	EPF/0760/19 <i>Muhammad Rahman</i>	92 Manor Road Chigwell IG7 5PQ <i>Mr Faruque Gani</i>	Application for Approval of Details Reserved by Condition 8: "details of the retained landscaping (trees/ hedges)" for EPF/2860/18 . (Proposed replacement dwelling with a rear balcony ref: EPF/2455/17).

7. DECISIONS BY EPPING FOREST DISTRICT COUNCIL

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

EPF/0025/19 <i>Jonathan Doe</i>	31 Lambourne Road Chigwell IG7 6EZ <i>Mr Bach Singh Matharu</i>	Two storey side & single storey rear extension with a new porch.
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EPF/0110/19 <i>Sukhdeep Jhooti</i>	40 Courtland Drive Chigwell IG7 6PW <i>Mr & Mrs Rao</i>	Partial demolition of existing structure, new rear ground & first floor extension, replacement roof with x3 no. dormer windows.
EPF/0126/19 <i>Muhammad Rahman</i>	32 Ely Place Woodford Green IG8 8AG <i>Mrs Jennifer Rosenthal</i>	Two storey side extension & first floor rear extension.
EPF/3330/18 <i>Jonathan Doe</i>	37 Hainault Road Chigwell IG7 5DQ <i>Mr Basil Gilini</i>	Single storey rear extension.
EPF/3419/18 <i>David Baker</i>	55 Chigwell Park Drive Chigwell IG7 5AZ <i>Mrs N Patel</i>	Single storey rear extension.
EPF/3430/18 <i>Marie-Claire Tovey</i>	13 Brook Way Chigwell IG7 6AA <i>Mr & Mrs Joshua Carr</i>	Single storey & two storey side extension. Two storey front and rear extension with roof extension to provide attic accommodation.
EPF/3344/18 <i>Marie-Claire Tovey</i>	Three Jolly Wheelers Chigwell Road Chigwell IG8 8AS <i>Mitchells & Butlers</i>	Various illuminated and non-illuminated signage.



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

EPF/0055/19 <i>Sukhdeep Jhooti</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Singh</i>	Revision to approved application EPF/0959/18 for the erection of replacement single storey outbuilding in the rear garden to serve as an ancillary annexe.
<p><i>Comments of the Parish Council</i></p> <p>The Council has NO OBJECTION to this application, subject to the proposed outbuilding remaining as an ancillary to Hainault Hall. Further, because of the Grade 2 listed building status of Hainault Hall, prior approval must be sort from an appropriately qualified Listed Building Planning Officer.</p>		
EPF/0062/19 <i>Sukhdeep Jhooti</i>	22 Bracken Drive Chigwell IG7 5RF <i>Mrs. A Cupidore</i>	Proposed ground & lower ground side extension with a front porch and front dormer.
<p><i>Comments of the Parish Council</i></p> <p>The Council has NO OBJECTION to this application however this committee wishes to highlight that there are recognised concerns that the proposed lower ground side extension would be inappropriate, because of issues with the water-table in this area of Chigwell.</p>		
EPF/0153/19 <i>Jonathan Doe</i>	215 High Road Chigwell Essex IG7 5BJ <i>Mr. Jason Gilbert</i>	Ground floor rear and side extension with new porch, first floor extension and loft conversion with front bay revised. (Revised application to EPF/0527/16)
<p><i>Comments of the Parish Council</i></p> <p>The Council OBJECTS to this application, because the proposed extensions are poorly designed, one of which would extend unacceptably close to the TPO'd tree.</p>		



EPF/0159/19 <i>Ian Ansell</i>	152 Trotwood Chigwell IG7 5JW <i>Mr Imran Nisar</i>	Double storey rear & single storey side extension.
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application because the submitted plans do not reflect the reality of the existing site. This committee requests that the appropriate authorities re-examine the plans more thoroughly prior to validation to prevent misinterpretations.</p>		
EPF/0273/19 <i>Sukhdeep Jhooti</i>	5 Tomswood Road Chigwell IG7 5QP <i>Mr Zia Yaqub</i>	Application for Variation of Condition 2 on EPF/1442/18 . Condition 2 :- "Materials to be used for the external finishes shall match those of the existing building". (Erection of a single storey ground floor side extension with first floor side extension, increased roof height, loft conversion with two front & rear dormers).
<p>Comments of the Parish Council</p> <p>The Council OBJECTS to this application, because the respective condition has been engaged by the planning authorities for legitimate reasons, to ensure that this development is pursued in accordance with statutory planning regulations.</p>		
EPF/0049/19 <i>Robin Hellier</i>	54 Stradbroke Drive Chigwell IG7 5QZ <i>Mr Heena Parekh</i>	TPO/EPF/10/74 A1 H2: Holly & Hornbeam Hedge - Reduce by up to 1m & face back on the side of No 54 Stradbroke Drive.
<p>Comments of the Parish Council</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>		

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

NONE



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

NONE

8. ENFORCEMENT NOTICE DECISIONS

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0021/18**: fences erected. The decision is: 6 – Duplicate Complaint: Land at Luxborough Lane, Chigwell.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0443/17**: TOP Tree felled, TPO/EPF/14/09 T35 Hornbeam. The decision is: 3 Breach ceased: 12 Tomswood Road, Chigwell, Essex, IG7 5QW.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0497/18**: Erection of unauthorised building. The decision is: No breach of planning control revealed at: 12 Whitehall Close, Chigwell, Essex, IG7 6EQ.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0239/18: EPF/3467/17**, not as plans, extra window inserted. The decision is: Notice Effective Date, at: Cornerways, Turpin's Lane, Chigwell, Essex, IG8 8BA.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0239/18: EPF/3467/17**, not as plans, extra window inserted. No breach of planning control revealed at: Cornerways, Turpin's Lane, Chigwell, Essex, IG8 8BA.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0491/18: EPF/1204/18**, not as plans, extra window inserted. Enforcement Notice Served, at: Cornerways, Turpin's Lane, Chigwell, Essex, IG8 8BA.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0239/18: EPF/3467/17**, works to the front of property plus raised height of dwelling for side & rear extension. Planning permission granted at: 20 Forest Lane, Chigwell, Essex, IG7 5AE.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0030/19: EPF/32830/17**, dormers not as described on plans. Not Expedient to take Enforcement Action at: 6 Tomswood Road, Chigwell, Essex, IG7 5QW.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0428/18**: New signage without LBC and old hanging sign removed. Planning permission granted at: Sheesh, High Road, Chigwell, Essex, IG7 6QA.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0034/18**: Business run on roundabout all weekend. No breach of planning control revealed at: 11 Westmede, Chigwell, Essex, IG7 5LR.



Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0078/18**: Untidy land, no letter sent. No Breach of planning control revealed at: 12 Whitehall Close, Chigwell, Essex, IG7 6EQ.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0078/19: EPF/2636/17**, Breach of conditions, windows not obscured. No Breach of planning control revealed at: Imperial Heights, 126 Manor road, Chigwell, Essex, IG7.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0464/18**: Large pergola type structure erected to front, without planning permission. Breach ceased at: 24 Daleside Gardens, Chigwell, Essex, IG7 6PR.

Members are asked to **NOTE** that a decision has been completed in respect of the Enforcement Notice: **ENF/0084/19** Catering Business run from property, without planning permission. No Breach of planning control revealed at: 12 Ely Place, Chigwell, Essex, IG7 8AG.

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 is ONE confidential item to be considered.

Anthony-Louis Belgrave
Clerk to the Council