

Hainault Road • Chigwell • Essex • IG7 6QZ

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Clerk to the Council
Anthony-Louis Belgrave
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4th July 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**, 10th **July 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. RECORDING OF MEETINGS

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

2. APOLOGIES FOR ABSENCE

To **RECEIVE** any apologies for absence.

3. OTHER ABSENCES

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 20th June 2019.



5. DECLARATIONS OF INTEREST $\, \stackrel{\P}{\vee} \,$

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.

6. 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.

7. PLANNING APPLICATIONS ♥

7a) To *CONSIDER* the following applications, received for the weeks ending 14th June 2019, 21st June 2019 and 28th June 2019 (at the request of the District Council, the Case Officer's name now appears below the application number in italics).

| 1. | EPF/1394/19 Robin Hellier | 35 Bracken Drive Chigwell IG7 5RG Mr Gary | TPO/EPF/17/09 (Ref: G5 & T31) G1: Oak/Beech - Reduce lateral spread by up to 2m, as specified. T1: Oak - Crown lift to 6m from ground level. Remove epicormic. |
|----|--|--|--|
| | If you are viewing this report in an electronic format, press ctrl & click on the link to view related documents including plans: http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&F_REF=624638 | | |



| 2. | EPF/1101/19 Muhammad Rahman | 67 Grange Crescent Chigwell IG7 5JD Mr & Mrs B Soraff | Proposed loft conversion with a side dormer. c format, press ctrl & click on the link below |
|----|-----------------------------------|--|--|
| | to view related do | cuments including plans: | bint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_ |
| 3. | EPF/1328/19 Sukhdeep Jhooti | Bungalow at New Barns Farm Chigwell IG7 6BJ Mr Gerald Padfield | Amendments to application ref <i>EPF/1048/18</i> (amendments to planning application <i>EPF/2550/17</i> - demolition of an existing bungalow and construction of a replacement dwelling) including amendments to roof pitch and increase in window sizes. Also proposed is the erection of a new cart-lodge building, the principal of which has been previously approved under ref <i>EPF/2005/18</i> , this application seeks to reduce the size of the previously approved cart-lodge and move its location to the south of the propose dwelling. |
| | 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_ |
| 4. | EPF/1395/19 Muhammad Rahman | 66 Manor Road Chigwell IG7 5PG Mr M Patel | Proposed two storey rear infill extension (Revised application to EPF/0687/19). |
| | to view related do | cuments including plans: | c format, press ctrl & click on the link below |





| 5. | EPF/0673/19 | 25 Bracken Drive | The removal of existing rear extension and |
|---|-------------------------------|---|---|
| | Muhammad | Chigwell | loggia, with new rear extension using same |
| | Rahman | IG7 5RG | footprint. |
| | | Mr Allirajah | |
| | | Subaskaran | |
| | | | |
| | If you are viewing | this report in an electronic | format, press ctrl & click on the link below |
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| | http://plannub.enningforestdo | c gov uk/NIM websearch/ExternalEntryPo | int.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_ |
| | REF=621719 | 2.gov.digrami.woboodron/ExternalEntryr o | IIII. dop de Aron - Francisco - Francis |
| | | T 2. | |
| 6. | EPF/1475/19 | Curragheen | TPO/EPF/16/83 (Ref: T2) |
| | Robin Hellier | 173 High Road | T1: Cedar - Reduce on road side by up to |
| | | Chigwell | 3m, as specified. |
| | | IG7 6PS | |
| | | Mr Graham James | |
| | | | |
| | | | e format, press ctrl & click on the link below |
| | to view related doc | cuments including plans: | |
| | http://planpub.eppingforestdo | c gov uk/NIM websearch/ExternalEntryPo | int.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_ |
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| _ | EDE // 50 4 // 0 | | EDO EDEMANOS (D. C. WA) |
| 7. | EPF/1504/19 | Cedar Park | TPO/EPF/14/96 (Ref: W1) |
| | Robin Hellier | High Road | T681: Holm Oak - Crown Reduce, as |
| | | Chigwell | specified. Crown thin by 35%. |
| | | IG7 5AL | |
| | | Mrs Roisin Mahoney | |
| | TC | this non-out in on-alcotuonis | formed mass stal 0 slight on the link helevy |
| If you are viewing this report in an electronic format, press ctrl & click on the link to view related documents including plans: | | chormat, press cur & chek on the link below | |
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| | REF=625159 | | |
| 8. | EPF/0732/19 | 66 Manor Road | Erection of rear sun lounge/pool house |
| 0. | Muhammad | Chigwell | extension, installation of a car lift, |
| | Rahman | IG7 5PG | enlargement of basement to provide an |
| | Kanman | Mr M Patel | extended garage with replacement of |
| | | MI MI Falet | |
| | | | existing front gates. |
| | If you are viewing | this report in an electronic | format, press ctrl & click on the link below |
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| | REF=621977 | | |
| | | | |



| 9. | EPF/1219/19 | 5 Station Road | Alterations to acttage to return property to |
|-----------|--|--|---|
| 9. | Sukhdeep Jhooti | Chigwell IG7 6QT Mr & Mrs Lesa Bennett | Alterations to cottage to return property to the original footprint. Erect two semidetached houses on adjoining land. |
| | | & David Plane | |
| | to view related do | cuments including plans: | c format, press ctrl & click on the link below |
| 10. | EPF/1331/19 Muhammad Rahman | 41 Ely Place Woodford Green IG8 8AG Mr & Mrs Jayakumar | Demolition of existing garage. Construction of two storey side extension, single storey rear extension, single storey front extension and alteration to roof height of existing single storey element. Loft conversion. |
| | to view related do | cuments including plans: | e format, press ctrl & click on the link below |
| 11. | EPF/1409/19 Muhammad Rahman | 2 Westmede Chigwell IG7 5LR Mr Shanmuganaathan Sivagugaraajah | Proposed two storey side extension. |
| | 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=624694 | | |
| 12. | EPF/1441/19 Marie-Claire Tovey | Globe Cottage 19 Lambourne Road Chigwell IG7 6HA Mr NW Pratt & Ms KJ Feroze Pratt & Feroze | Proposed infill development of x2 no. 5-bedroom dwellings on the site between the existing No. 25 Lambourne Road & consented No. 19. |
| | 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=624894 | | |



| 13. | to view related do | ocuments including plans: | Double storey rear extension (6.0m ground floor rear extension & part first floor infill rear extension). c format, press ctrl & click on the link below c format, press ctrl & click on the link below |
|-----|--------------------------------------|--|---|
| 14. | EPF/1445/19 Honey Kojouri | 2 Linkside Chigwell IG7 5DN Anita Aggarwal | Proposed first floor side extension. |
| | to view related do | ocuments including plans: | c format, press ctrl & click on the link below |
| 15. | EPF/1446/19 Muhammad Rahman | 21 Tudor Close Chigwell IG7 5BG Mr & Mrs Tony & Nicola Sands | Proposed single storey rear extension with a flat roof. Two storey side & part single storey front extension with crown & lean to roof. |
| | to view related do | ocuments including plans: | c format, press ctrl & click on the link below bint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_ |
| 16. | EPF/1480/19 Marie-Claire Tovey | 116 Lambourne Road Chigwell Essex IG7 6EZ Mrs Deborah Kerr | Proposed extension of an existing dropped kerb. |
| | to view related do | ocuments including plans: | c format, press ctrl & click on the link below |



| 17. | EPF/1525/19 Sukhdeep Jhooti | 19 Whitehall Close Chigwell IG7 6EQ Mr James Zeeland | Proposed garage conversion with a rear ground floor extension. |
|-----|--|---|--|
| | to view related do | cuments including plans: | c format, press ctrl & click on the link below |
| 18. | EPF/1528/19 Natalie Price | 12 Daleside Gardens Chigwell IG7 6PR <i>Mr Sukh Sandhu</i> | Proposed garage conversion with first floor side extension above garage & a new front porch. |
| | to view related do | cuments including plans: | c format, press ctrl & click on the link below |
| 19. | EPF/1051/19 Sukhdeep Jhooti | 404 Fencepiece Road Chigwell IG7 5DS <i>Mr R Hart</i> | Application for Outline Planning Permission for demolition of existing dwelling & the erection of a building comprising x10 no. self-contained apartments with associated car parking & amenities. |
| | to view related do | cuments including plans: | c format, press ctrl & click on the link below |
| 20. | EPF/0596/19 Robin Hellier | Al- Noor 92 High Road Chigwell Essex IG7 6PJ Mr Pervez Mahmood | TPO/CHI/01/68 (Ref: T1) 1 x Oak - Reduce branches overhanging No 94 to boundary, as specified . 30% Crown reduction, as specified. |
| | 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=621395 | | |



| 21. | EPF/1174/19 | 11 Lyndhurst Rise | Proposed extension of current HMO | |
|-----|---|--|--|--|
| | Muhammad | Chigwell | license to cover 7 occupants. | |
| | Rahman | IG7 5BB | | |
| | | Mr Doron Bregman | | |
| | If you are viewing | this report in an electronic | c format, press ctrl & click on the link below | |
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| | http://planpub.eppingforestd REF=623796 | lc.qov.uk/NIM.websearch/ExternalEntryPc | oint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_ | |
| 22. | EPF/1436/19 | 52 Coolgardie Avenue | Proposed rear extension & a hip to gable | |
| | Honey Kojouri | Chigwell | loft conversion with a rear dormer. | |
| | | IG7 5AY | | |
| | | Mrs Sharandeep Kaur | | |
| | | Dowding | | |
| | If you are viewing | this report in an electronic | c format, press ctrl & click on the link below | |
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| | | | | |
| 23. | EPF/1494/19 | 24 Barnaby Way | First floor rear extension. (Re-submitted | |
| | Natalie Price | Chigwell | application to EPF/1551/16) | |
| | | Essex | | |
| | | IG7 6NZ | | |
| | | Mr & Mrs Bradley | | |
| | | Walker | | |
| | 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=625095 | | | |
| 24. | EPF/1507/19 | 14 Sunnymede | Proposed single storey side & rear | |
| | Natalie Price | Chigwell | extension, including a front porch. | |
| | | IG7 6ES | | |
| | | Mrs Sandra Bowtell | | |
| | If you are viewing | this report in an electronic | c format, press ctrl & click on the link below | |
| | | cuments including plans: | o format, press car to chek on the mik below | |
| | http://planpub.eppinaforestd | lc.gov.uk/NIM.websearch/ExternalEntrvPo | oint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_ | |
| | REF=625173 | The state of the s | | |
| | | | | |



| 25. | EPF/1549/19 Ian Ansell | 29 Hycliffe Gardens Chigwell IG7 5HJ Mr Tom Davey | Erection of a first floor extension & loft floor rear dormer extension to provide additional living space. | | | |
|-----|--|---|---|--|--|--|
| | to view related d | ocuments including plans: | c format, press ctrl & click on the link below | | | |
| 26. | EPF/1570/19 Natalie Price | 13 Station Road Chigwell IG7 6QT Mr P Williams | Proposed single storey side extension. | | | |
| | to view related d | If you are viewing this report in an electronic format, press ctrl & click on the link below to view related documents including plans: | | | | |
| 27. | EPF/1574/19 Muhammad Rahman | 38 Woolhampton Way Chigwell IG7 4QH Mrs Amardeep Sehmi | Proposed single & part double storey rear extension with part demolition of the existing 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=625461 | | | | | |
| 28. | EPF/1565/19 Natalie Price | West Hatch High School High Road Chigwell Essex IG7 5BT Essex County Council - Head of Planning Service | County Council application - Expansion of the existing tennis court from 3 courts to 4 courts. Erection of new fencing around the courts. | | | |
| | 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=625433 | | | | | |



- To *CONSIDER* any other planning applications received since the agenda was prepared.
- To NOTE the following Applications, which are provided for information. The **7c**) District Council cannot accept comments on these Applications:

| 1. | EPF/1383/19 Sophie Ward Bennett | 83 Grange Crescent Chigwell IG7 5JD Mr Lee Cummins | Application for Approval of Details Reserved by Condition 3"documentary and photographic details of the types and colours of the external finishes" for <i>EPF/3133/17</i> . (Residential redevelopment to create x2 no. new 5 bed dwellings). |
|----|---------------------------------------|---|---|
| 2. | EPF/1447/19 Sophie Ward Bennett | 40 Hainault Road Chigwell IG7 6QX Mr Lee Alexander | Application for Approval of Details Reserved by Condition 3 "windows & doors" for <i>EPF/2013/18</i> LB. (Grade II listed building consent for refurbishment of existing premises, including a new roof finish, new windows, repairs to the existing timber frame maintenance & minor alterations to the layout). |
| 3. | EPF/3290/17 Sophie Ward Bennett | 83 Grange Crescent Chigwell IG7 5JD Mr Liviu Toma | Application for approval of details reserved by condition 3 'materials', 6 'landscaping', 9 'flood risk assessment' and 11 'design and method statements' on planning application <i>EPF/2082/17</i> (Residential redevelopment to create 2 x 4 bed dwellings). |

DECISIONS BY EPPING FOREST DISTRICT COUNCIL 8.

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

| EPF/0254/19 Marie-Claire Tovey | 16 Dacre Gardens Chigwell IG7 5HG | Enlargement of existing rear dormer including balcony to the rear and two front dormers. (<i>Revised description</i>) |
|--------------------------------------|---|---|
| Tovey | Mr Ginda Singh | dofficis. (Revisea aescription) |
| EPF/0350/19 | David Lloyd Chigwell | Proposed new spa garden with associated |
| Marie-Claire | Roding Lane | buildings and fencing. |
| Tovey | Chigwell | |
| | IG7 6BQ | |
| | Mr Croucher | |
| | | |



| EPF/0414/19 Muhammad Rahman | 17 Manor Road Chigwell IG7 5PF Mr & Mrs H Dar | Two storey rear extension & gable roof formation to the front. |
|-----------------------------------|---|--|
| EPF/0522/19 Muhammad Rahman | 57 Grange Crescent Chigwell IG7 5JD Mr Martin Sheinman | Proposed single storey rear infill extension, two storey side extension & second floor loft extension with rear dormers. |
| EPF/0536/19 Muhammad Rahman | Pennington 88 High Road Chigwell IG7 6PJ Mr Raj Chana | Ground floor front infill extension, part single & part double storey rear extension with additional dormers to a mansard roof. |
| EPF/0589/19 Muhammad Rahman | 35 Mount Pleasant Road Chigwell IG7 5EP Mr & Mrs J Jordan | Demolition of existing single storey rear extension & erection of a new larger single storey rear extension. |
| EPF/0609/19 Muhammad Rahman | Gas Offtake Station Luxborough Lane Chigwell IG8 8AY Cadent Gas Ltd | Installation of a new boiler house. |
| EPF/0671/19 Muhammad Rahman | 41 Chigwell Rise Chigwell IG7 6AQ Mr A Bansal | 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: <i>EPF/2282/14</i>). |
| EPF/0702/19 Sukhdeep Jhooti | 86 Bracken Drive Chigwell IG7 5RD Mr & Mrs Khadem | Proposed two storey rear/side extension with a loft conversion. |
| EPF/0768/19 Natalie Price | 8 Chigwell Park Drive Chigwell IG7 5BD Mr Michael Robin | Proposed porch extension with a gable roof. |





| EPF/0774/19 Sukhdeep Jhooti | Hainault Hall 173 Lambourne Road Chigwell IG7 6JU Mr A Singh | Proposed single storey glazed link connecting the pool house to the existing single storey rear extension to the main house. |
|--------------------------------|---|--|
| EPF/0776/19 Ian Ansell | 132 Hainault Road Chigwell IG7 5DL Mr T Mustafa | Proposed front boundary wall, gates & railings. |
| EPF/0777/19 Ian Ansell | 2 Park View Chigwell IG7 5DF Mr & Mrs Kiaran Johal | Proposed single storey rear extension. |
| EPF/0788/19 Natalie Price | 17 Hycliffe Gardens Chigwell IG7 5HJ Mr & Mrs J Lester | Demolition of existing garage, side and rear extension, construction of new single storey side and rear extensions, alterations to front entrance. |
| EPF/0839/19 Honey Kojouri | Hainault Hall 173 Lambourne Road Chigwell IG7 6JU Mr A. Singh | Proposed mounting of poles in the garden & boundary fence walls for the purpose of installation of CCTV camera, security lighting, PIR Sensor & installation of cameras on the main building, single storey rear extension, outbuildings & either side of the front gate. (<i>Revised application to EPF/1192/18</i>) |
| EPF/0841/19 Honey Kojouri | Hainault Hall 173 Lambourne Road Chigwell IG7 6JU Mr A. Singh | Grade II Listed Building Consent for proposed mounting of poles in the garden & boundary fence walls for the purpose of installation of CCTV camera, security lighting, PIR Sensor & installation of cameras on the main building, single storey rear extension, outbuildings & either side of the front gate. (Revised application to EPF/1194/18) |



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

| EPF/0226/19 | Rolls House | Conversion of existing garage/leisure |
|-----------------|----------------------|---------------------------------------|
| Sukhdeep Jhooti | Rolls Park High Road | complex into a chalet bungalow. |
| | Chigwell | |
| | IG7 6DJ | |
| | Mr James Murphy | |
| | | |

Comments of the Parish Council

The Council SUPPORTS this application, because it is a prudent and appropriate utilisation of an existing structure, within a scenic residential setting.

| EPF/0638/19 | 26 Brook Way | Proposed new front wall with a sliding |
|-------------|------------------|---|
| Muhammad | Chigwell | gate & metal fence panels. New timber |
| Rahman | IG7 6AW | fence to the side boundaries with a new |
| | Mr & Mrs | crossover. |
| | Hardeep/Manpreat | |
| | Singh | |
| | | |
| | | |

Comments of the Parish Council

The Council has NO OBJECTION to this application, subject to the described crossover being built in accordance with the standard depth required for such features.

| EPF/0705/19 | 80 Lechmere Avenue | Proposed two storey side & rear extension, |
|---------------|--------------------|--|
| Sukhdeep Jhoo | oti Chigwell | single storey front & rear extension. |
| | IG7 5EU | |
| | Mrs Harjinder Kaur | |
| | | |

Comments of the Parish Council

The Council *OBJECTS* to this application, because the proposed extension has not been set back, from the site boundary by the requisite distance of one metre.

| EPF/0731/19 | 39 Chester Road | Proposed two storey rear & first floor |
|-----------------|-----------------|--|
| Sukhdeep Jhooti | Chigwell | extension with an increase in roof height, |
| _ | IG7 6AH | new front gable roof & rear dormer. |
| | Mr N Patel | |
| | | |

Comments of the Parish Council

The Council OBJECTS to this application, because the proposed design of the roof is excessively bulky.



| EPF/0544/19 | Broad Oaks | TPO/EPF/04/87 |
|---------------|---------------|---|
| Robin Hellier | 34 High Road | T51: Oak, G53, G54, G55 & G56: |
| | Chigwell | predominantly Cypress, T66: Cherry Plum |
| | Essex | - Crown reduction & lifting works, as |
| | IG7 6DW | specified. |
| | Aspire Luxury | |
| | Properties | |
| | | |

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.

| EPF/0636/19 | Glenview | TPO/EPF/10/74 (Ref: A1) |
|---------------|---------------|--|
| Robin Hellier | 63 Manor Road | T6: Oak - remove 2nd lowest lateral over |
| | Chigwell | neighbour's drive, T9: Oak - Fell & grind, |
| | IG7 5PH | T11: Hornbeam - Reduce crown on house |
| | Bukhari | side to give up to 3m clearance. |
| | | |

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.

| EPF/0651/19 | Wainscott | TPO/EPF/111/10 |
|---------------|---------------|---------------------------------------|
| Robin Hellier | Vicarage Lane | T11: Yew - Reduce back to 1.5m inside |
| | Chigwell | boundary. |
| | IG7 6LQ | |
| | Sara Winsko | |
| | | |

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.



| EPF/0785/19 | 86 Bracken Drive | TPO/EPF/19/09 (Ref: T31 & T41) |
|---------------|------------------|--|
| Robin Hellier | Chigwell | T1: Oak & T2: Oak - Fell and replace, as |
| | IG7 5RD | specified. |
| | Mr & Mrs Khadem | |
| | | |

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.

| EPF/0780/19 | Hainault Hall | Grade II Listed Building Consent for a |
|-----------------|--------------------|---|
| Sukhdeep Jhooti | 173 Lambourne Road | proposed single storey glazed link |
| | Chigwell | connecting the pool house to the existing |
| | IG7 6JU | single storey rear extension to the main |
| | Mr A Singh | house. |
| | | |

Comments of the Parish Council

The Council has NO OBJECTION to this application, subject to the approval of the appropriate authorities, namely the Listed building and Heritage Officers.

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

NONE



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

| EPF/0364/19 | 99-101 | Demolition of existing pair of semi- |
|-----------------|----------------|--|
| Sukhdeep Jhooti | 101 Manor Road | detached dwellings & erection of x9 no. |
| | Chigwell | self-contained unit part three part four |
| | IG7 5PN | storeys (4x3bed, 3x2bed and 1x1bed and |
| | Mr Alex Aviram | 1xstudio), creating 12 parking bays at the |
| | | rear & 12 cycle store. |
| | | - |

Comments of the Parish Council

The Council *OBJECTS* to this application, because the proposed structure would be an over-development of the site.

Summary Of Refusal

The proposal results in additional dwellings within the District, the submitted documents do not make provision for improvements to access to Epping Forest or to air quality and therefore on this basis the application is contrary to policy CP1 (i) and NC1 of the Local Plan and Policy DM2 and DM22 of the Submission version. The proposal would have insufficient parking spaces for the proposed residential units contrary to Essex Parking Standards 2009, policy ST4 of the adopted Local Plan 1998, T 2 of the Submission Version of the Local Plan 2017 and the NPPF 2019. The applicant does not appear to control sufficient land to provide the required vehicular visibility splays of 2.4m x43m, with particular regard to the west. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety. This is contrary to policy ST4 of the Local Plan 1998, policy T2 of the Submission Version of the Local Plan 2017 and the NPPF 2019. 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 Secondary 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 policy ST4 of the adopted Local Plan 1998, policy T2 of the Submission Version of the Local Plan 2017 and the NPPF 2019. The proposal would appear overly bulky and incongruous in relation to 97 Manor Road by way of its excessive height, bulk and depth. The proposal would therefore have a harmful effect on the character and appearance of the area. It would be in conflict with policies CP2, CP7, DBE1, DBE2 and DBE9 of the adopted Local Plan (1998), in so far as they require new development to safeguard the character of the urban environment and respect their setting in terms of scale, proportion, massing and height.



(continued) Due to the depth and height of the development proposed, the proposed building would appear highly prominent and overbearing when viewed from the rear glazing and garden area of 103 Manor Road. It is therefore concluded that the proposal would have a harmful effect on the living conditions of the occupiers of existing dwellings, with particular regard to outlook. It would therefore conflict with Local Plan and Alterations (LP) policies CP2, CP7, DBE1, DBE2 and DBE9. It would also be in conflict with the policy DM9 of the Submission Version of the Local Plan 2017 and the National Planning Policy Framework 2019. The proposed development would cause significant harm to the outlook from No 97 Manor Road which would be severely obstructed by an imposing building of significant depth and height. The effect would be excessively overbearing from the rear habitable room glazing and garden area of this building. This would be contrary to policy DBE9 of the adopted Local Plan 1998, policy DM 9 of the Submission Version of the Local Plan 2017 and the NPPF 2019. The proposed communal garden area is provided to the rear/bottom of the site would is 153sqm which is less than the 25sqm for each unit required under policy DBE8 of the Local Plan 1998. The communal space is therefore 72sqm short of this requirement. This would result in poor level of living accommodation for future occupiers. The proposal is therefore contrary to policy DBE8 of the Local Plan, DM9 of the Submission Version of the Local Plan 2017 and the NPPF 2019. The proposed communal area is adjacent to the proposed parking area, providing poor outlook for future occupiers. When viewed from the garden area of the application site the proposed parking area would provide poor outlook in terms of visual amenity and would result in creating a poor visual interest compared with the existing soft landscaped garden area. The proposal is therefore contrary to policy DBE9 of the Local Plan 1998, D M9 of the Submission Version of the Local Plan 2017 and the NPPF 2019. When viewed from the rear habitable room glazing of the proposed flats the outlook into the rear of the site would be very poor due the car park in the rear which is utilitarian, non-domestic and lacks visual interest. The proposal is therefore contrary to policy DBE9 of the Local Plan 1998, DM9 of the Submission Version of the Local Plan 2017 and the NPPF 2019.

| EPF/0734/19 | Land Rear Of | Construction of two detached bungalows |
|-------------|------------------|--|
| Muhammad | 80 Hainault Road | on disused land. |
| Rahman | Chigwell | (Revision to EPF/1661/18) |
| | IG7 5DH | |
| | Mr 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 wholly 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 proposal is for a residential use on site that is not previously developed land and does not relate positively to the locality, contrary to policy H2A of the adopted Local Plan 1998 & 2006, policy DM9 of the LPSV 2017, and the NPPF 2019. The proposed development in this back-land location, would be intrusive in this open area, and would result in the removal of mature vegetation that contributes to the attractive character of the area, contrary to policy DBE1 and LL10 of the adopted Local Plan 1998 & 2006, and emerging policies DM3, DM5 and DM9 of the LPSV 2017, and the NPPF 2019. 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 policy ST4 of the adopted Local Plan 1998 & 2006, and emerging policy T1 of the LPSV 2017, and the NPPF 2019. By reason of an inadequate provision of off-street car parking spaces, as specified in the Essex County Council 'Parking Standards: Design and Good Practice Guide' 2009, the proposed development is likely to exacerbate parking stress on nearby streets. The increase in parking stress would be harmful to the amenities enjoyed by local residents. The proposal is therefore contrary to policies ST4 and ST6 of the adopted Local Plan 1998 & 2006, policy T1 para C (iv); para F (iv) of the Epping Forest District Local Plan Submission Version 2017 and the NPPF 2019. 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 policy ST4 of the adopted Local Plan 1998 & 2006, and emerging policy T1 of the LPSV 2017, and the NPPF 2019. 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 policies CP1 and CP6 of the adopted Local Plan, policies DM2 and DM22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017. In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, policies DM2 and DM22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.



| EPF/0871/19 | 173-175 Manor Road | Proposed detached rear building to create |
|-------------|--------------------|---|
| Muhammad | Chigwell | two flat units. |
| Rahman | IG7 5QB | (Revised application to EPF/3057/18) |
| | Mr N Raven | |

Comments of the Parish Council

The Council **OBJECTS** to this application, because the proposed structure would be an over-development of the site.

Summary Of Refusal

The proposed development would be detrimental to the residential amenity of occupiers of neighbouring properties by reason of a material loss of privacy to rear gardens, especially those on the eastern side of Grange Crescent and onto the first-floor amenity area of 173A Manor Road, by virtue of accommodation likely to be occupied during daylight hours being introduced at first and second storeys. As such the proposal is contrary to policies DBE9 (ii) and DBE11 (iii) of the adopted Local Plan and Alterations 1998 & 2006, policy DM 9 H. (ii) of the Local Plan Submission Version 2017, and the NPPF 2019. The proposed development provides inadequate private amenity space for the flats and as such is contrary to policy DBE8 (iii) of the adopted Local Plan and Alterations 1998 & 2006, policies SP3 (v) and DM9 (B) of the Local Plan Submission Version 2017, and the NPPF 2019. The proposal, by reasons of its poor quality of design, would be detrimental to the appearance and character of the site and its setting. As such the proposal is detrimental to visual amenity and contrary to policies DBE1, DBE3, and DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policies DM9 and DM 10 of the Local Plan Submission Version 2017, and the NPPF 2019. The proposal fails to adequately incorporate principles of energy conservation or sustainable building and would therefore not sufficiently meet the measures identified in policy regarding sustainable development and would be detrimental to public amenity and contrary to policies CP4 and CP5 of the adopted Local Plan and Alterations 1998 & 2006, policies DM16, DM18 and DM22 of the Local Plan Submission Version 2017, and the NPPF 2019. 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 policies CP1 and CP6 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017. In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.



| EPF/3410/18 | Rest Harrow | The proposed infill development of a new |
|---------------|----------------|--|
| Honey Kojouri | Millers Lane | 4-bedroom dwelling house. |
| | Chigwell | - |
| | IG7 6DG | |
| | Mr Marc Yallop | |
| | 1 | |

Comments of the Parish Council

The Council has **NO OBJECTION** to this application, however the matter of this dwelling house being sited on designated Green Belt land, devoid of the appropriate special circumstances must be thoroughly considered by the planning authority.

Summary Of Refusal

For the reasons above, it is recommended that planning permission is refused for the following reasons: The proposal constitutes inappropriate development in the Green Belt which is by definition harmful. In addition to the harm by reason of inappropriateness, other harm is identified in relation to the loss of openness to the Green Belt. The harm by reason of inappropriateness and loss of openness is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposal is therefore contrary to Policy GB2A of Epping Forest Local Plan (1998) and Alteration (2006) and DM4 of the Submission Version (2017) and the aims of Section 13 of the NPPF.

| EPF/0445/19 | Three Jolly Wheelers | TPO/EPF/40/02 |
|---------------|----------------------|-----------------|
| Robin Hellier | Chigwell Road | T6: Yew - Fell. |
| | Chigwell | |
| | IG8 8AS | |
| | Mrs Ellie King | |
| | | |

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.

Summary Of Refusal

Although it is recognised that the tree is close to the building this is not sufficient to justify the loss of its visual and other amenity. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.



9. APPEALS LODGED

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

EPF/2806/18: 25 Tomswood Road, Chigwell, Essex, IG7 5QP. Demolition of existing bungalow and erection of a new house. 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**