



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 28th January 2021 **Time:** 7.30PM

Venue: COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (4)

Councillors: Barry Scrutton (Chairman), Kewal Chana, Rochelle Hodds and Alan Lion.

Officers (1)

Anthony-Louis Belgrave – Clerk to the Council.

Also in Attendance

Anthony-Louis Belgrave – Clerk to the Council.

There were members of the public in attendance.

for part of the meeting.

20.157 RECORDING OF MEETINGS

NOTED that in accordance with Standing Order 3 (1) photographing, recording, broadcasting or transmitting the proceedings of a meeting may take place.

20.158 APOLOGIES FOR ABSENCE (5)

Apologies were received from Councillors; Naveed Akhtar, Deborah Barlow, Pranav Bhanot, Jamie Braha and Mona Sehmi.

20.159 OTHER ABSENCES (1)

Councillor Faiza Rizvi.

20.160 MINUTES

After brief discussions, the Minutes of the Planning Committee which took place on 14th January 2021 were **CONFIRMED**.

20.161 DECLARATIONS OF INTEREST

It was **NOTED** that if a planning issue is for discussion at both Parish and District level and Councillors sit on both authorities it was 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. Therefore, the Councillor/s cannot be bound in any way by any view expressed at the Parish level or by the decisions of this Committee.

Members **NOTED** that Councillor Barry Scrutton (Chairman) declared a personal, and prejudicial interest in Planning Application Number EPF/2414/20 on the grounds he is a Trustee for the Grange Farm Centre. Accordingly, he left the meeting when the application was discussed, took no part in the consideration and did not vote.



20.162 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were eight representations from members of the public to speak on Planning Application numbers EPF/2040/20, EPF/2919/20, EPF/2950/20, EPF/2967/20, EPF/2388/20, EPF/1630/20, EPF/2992/20 and EPF/3000/20, at the invitation of the Chairman, the representative spoke on the aforementioned applications.

20.163 PLANNING APPLICATIONS

Sixteen applications for planning permission were **CONSIDERED** and the plans inspected as follows:

EPF/2040/20 <i>Muhammad Rahman</i>	47 Stradbroke Drive Chigwell IG7 5RA <i>Mr Easan</i>	Demolition of the existing dwelling house and erection of a new dwelling house together with landscaping. (Amended application)
<p>The Council OBJECTS to this application, because the proposed structure would be an overdevelopment of the site, and out-of-character with the existing aesthetic. Further, the positioning of the dwelling is such that the set back from the site boundary would be wholly insufficient.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/2964/20 <i>Robin Hellier</i>	The Oaks 44 Tomswood Road Chigwell IG7 5QS <i>Environmental Services</i>	TPO/EPF/06/95 (Ref: T1-T3) T1, T3 & T4: 3 x Oaks - Fell.
<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/2969/20 <i>Robin Hellier</i>	Jessica & Kimian Chase Lane Chigwell IG7 6JW <i>Mr Peter Austridge</i>	TPO/EPF/18/98 (Ref: G1) & TPO/CHI/01/70 (Ref: T1) T1: Sycamore, T2: Ash & T3: Horse Chestnut - Crown reduce to previous points, as specified.
<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/2379/20 <i>Marie-Claire Tovey</i>	48 Forest Lane Chigwell IG7 5AE <i>Mr & Mrs Ahmed</i>	Two storey extensions, loft conversion and other roof changes and new glazed entrance.
The Council OBJECTS to this application, because the proposed development would be out of character with the existing aesthetic and the extension is not appropriately set back from the site boundary.		
EPF/2729/20 <i>David Maguire</i>	3 Daylop Drive Chigwell IG7 4QF <i>Mr Peter Fadele</i>	Proposed single storey rear extension & conversion of a garage into a habitable room.
The Council has NO OBJECTION to this application.		
EPF/2751/20 <i>Brendan Meade</i>	21 Shillibeer Walk Chigwell IG7 6JA <i>Mr. and Mrs. Popovici</i>	Demolition of existing conservatory and part single storey, part two storey rear extension. (Revised application to EPF/2015/20)
The Council OBJECTS to this application, because there is insufficient information provided for this proposal.		
EPF/2919/20 <i>Brendan Meade</i>	66 and 68 Hainault Road Chigwell IG7 5DQ <i>Mr N Ullah</i>	66 Hainault Road - Conversion of existing conservatory into two storey extension and first floor extension over existing ground floor. 68 Hainault Road - Proposed rear dormer and rooflights and a first-floor infill extension. (Revised application to EPF/1729/20)
The Council STRONGLY OBJECTS to this application, because the suggested development is poorly designed and out of character to the existing street scene. Further, the proposal to raise the roof line is intolerably excessive and completely out of keeping. In addition, this committee has noted the absence of the requisite street scene elevation.		
Members NOTED that one letter of objection to this application had been received and was displayed.		
EPF/2921/20 <i>Muhammad Rahman</i>	40 C Hainault Road Chigwell IG7 6QX <i>Mr J Singh</i>	Change of use of garage to office unit, hours of proposed use 9 am -5 pm Mon-Fridays.
The Council has NO OBJECTION to this application, on the condition adequate vehicular parking facilities are incorporated in the proposal and the District council's Arboricultural Officers deem this application acceptable.		
Members NOTED that two letters of objection to this application had been received and were displayed.		



EPF/2950/20 <i>Brendan Meade</i>	27 Chigwell Park Drive Chigwell IG7 5BD <i>Mr Thom Hutchinson</i>	Proposed two storey side and rear extension. <i>(Amended application to EPF/0926/20)</i>
<p>The Council OBJECTS to this application, because the proposal would result in an over-development of the existing structure and the loss of a parking facility. In addition, this committee has noted the absence of the requisite street scene elevation.</p> <p>Members NOTED that two letters of objection to this application have been received and were displayed.</p>		
EPF/2951/20 <i>Brendan Meade</i>	24 Emmaus Way Chigwell IG7 5BY <i>Kamaldeep Bhachu</i>	Ground floor extension and loft conversion with raised ridge height. <i>(Revised application to EPF/1875/20)</i>
<p>The Council OBJECTS to this application, because the proposal would result in an over-development of the existing structure, the raising of the ridge height is excessive, and the loss of a parking facility is wholly unacceptable. In addition, this committee regards this application as being incomplete due to the absence of a scale on the submitted plans.</p>		
EPF/2967/20 <i>Ian Ansell</i>	13-22 Brook Parade Chigwell Essex IG7 6PF <i>Mr Geoffrey Gay</i>	Prior approval for the proposed construction of 1 x additional stories comprising of x4 no. two bedroom flats. <i>(Revised application)</i>
<p>The Council STRONGLY OBJECTS to this application, because the proposal would result in an inappropriate development, which would be overbearing and overshadowing of the neighbouring locality. Further, the suggested parking arrangements would be wholly inadequate.</p> <p>Members NOTED that nine letters of objection to this application had been received and were displayed.</p>		
EPF/2388/20 <i>Muhammad Rahman</i>	Pine Lodge 307 Vicarage Lane Chigwell IG7 6LS <i>Mr Sriram Srinivasan</i>	Proposed single storey rear extension.
<p>The Council OBJECTS to this application, because the proposed extension would cause the existing structure to become unbalanced and incongruous in appearance, and completely out of keeping with the existing street scene.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		



EPF/1630/20 <i>Marie-Claire Tovey</i>	50 Forest Lane Chigwell IG7 5AE <i>Project Builders</i>	Demolition of existing dwelling and replacement with new 7x bedroom house, with a basement and loft dormer projections.
<p>The Council STRONGLY OBJECTS to this application, because the proposed structure is poorly designed, of an excessive height and positioned too close to the site boundary.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/2992/20 <i>Alastair Prince</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr S Singh</i>	Replacing existing double-swing vehicular access gate with sliding gate of a similar style, including decorative cast iron pattern work. Existing boundary treatment otherwise unchanged.
<p>The Council OBJECTS to this application, because the proposal is poorly designed, particularly in consideration of the Grade II listed status of this property.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/3000/20 <i>Alastair Prince</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr S Singh</i>	Grade II Listed Building application for replacement of existing double-swing vehicular access gate with sliding gate of a similar style, including decorative cast iron pattern work. Existing boundary treatment otherwise unchanged.
<p>The Council OBJECTS to this application, because the proposal is poorly designed, particularly in consideration of the Grade II listed status of this property.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/3006/20 <i>Brendan Meade</i>	1 Forest House Fields Vicarage Lane Chigwell IG7 6NA <i>Mrs P Morley</i>	Erection of a timber framed rear elevation garden room.
<p>The Council has NO OBJECTION to this application.</p>		



Councillor Barry Scrutton (Chairman) left the meeting.

20.164 ELECTION OF CHAIRMAN

In the absence of the Chairman and in accordance with Standing Orders Councillor Lion **PROPOSED**, and Councillor Hoods **SECONDED**, Councillor Chana as Chairman for the consideration of planning application EPF/2414/20. As there were no other nominations, Councillor Chana was elected as Chairman of the Planning Committee for the consideration of planning application EPF/2414/20.

Councillor Lion questioned whether the meeting was now quorate, in view of the Chairman having left the meeting and that only three Members of this committee are in attendance. In response, the Clerk quoted the associated Standing Order as follows:

“No business may be transacted at a meeting unless at least one-third of the whole number of members of the council are present and in no case shall the quorum of a meeting be less than three. 4. The council may appoint standing committees or other committees as may be necessary, and: (viii) shall determine the place, notice requirements and quorum for a meeting of a committee and a sub-committee which shall be no less than three;

Members were advised that if the committee resolved to defer consideration of this application to the following meeting, the time allowed for the submission of representations would be expended. Whilst an appeal for an extension may be made, on behalf of the committee, there is a possibility that this request would be declined, by the Planning authority.

After full and in-depth discussions pertaining to this matter, it was moved by the Chairman and **RESOLVED** that:

- This information be **NOTED**.
- An appeal for an extension of the associated deadline will be conveyed to the respective Planning officer, if this request is accepted, the consideration of Planning application EPF/2114/20 would be deferred to a subsequent meeting.

Councillor Barry Scrutton (Chairman) returned the meeting.

20.165 PLANNING APPLICATIONS – Information only

Members **NOTED** that there were three applications for information from the District Council.

20.166 PLANNING DECISIONS

Members **NOTED** that there were twenty-three decisions of the District Council, as set out in the agenda.



20.167 APPEAL LODGED

Members *NOTED* the lodged appeal as set out in the agenda.

20.168 WITHDRAWN APPLICATIONS

Members *NOTED* the two withdrawn applications as set out in the agenda.

20.169 PLANNING PRESENTATION – Chigwell School; Sports Centre development

Members *RECEIVED* a fifteen-minute presentation from the representatives of ‘LUC’ which was followed by a question and answer session. This presentation pertained to a proposal for the development of sports centre facility, at Chigwell School.

The presentation was followed by a public question and answer session.

After brief discussions the Chairman thanked the representatives for ‘LUC’ for the presentation.

20.170 LIST OF PAYMENTS

After brief discussions, it was moved by the Chairman and *RESOLVED* that:

- the list of payments as detailed signed up to 22nd January 2021 be *APPROVED*.

The meeting closed at 9pm.

Signed

Chairman

Date