



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 11th February 2021 **Time:** 7.30PM

Venue: COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (8)

Councillors: Barry Scrutton(Chairman), Naveed Akhtar, #Deborah Barlow, Pranav Bhanot, #Jamie Braha, Kewal Chana, Rochelle Hodds, #Faiza Rizvi and #Mona Sehmi.

Officers (1)

Mark Hembury – RFO

Also in Attendance

There were fifteen members of the public in attendance.

for part of the meeting.

20.171 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.

20.172 APOLOGIES FOR ABSENCE (1)

Apologies were received from Councillor Rochelle Hodds

20.173 OTHER ABSENCES (0)

NOTED that there were no other apologies.

20.174 MINUTES

The Minutes of the Planning Committee which took place on 28th January 2021 were **CONFIRMED**.

20.175 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 Scrutton declared a personal, and prejudicial interest in Planning Application Number EPF/2414/20 on the grounds that he is a trustee of the Grange Farm Trust. Accordingly, he left the meeting when the application was discussed, took no part in the consideration and did not vote.

Members **NOTED** that Councillor Chana declared a pecuniary interest in Planning Application Number EPF/0066/20 on the grounds that he is the agent for the property. Accordingly, he left the meeting when the application was discussed, took no part in the consideration and did not vote.

20.176 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were ten representations from members of the public to speak on Planning Application numbers EPF/1764/20 EPF/0021/21, EPF/3073/20, EPF/3085/20, EPF/2998/20, EPF/0064/21, EPF/24514/20, EPF/0114/21, EPF/0147/21 and EPF/2811/20 and at the invitation of the Chairman, the representatives spoke on the aforementioned applications.

20.177 PLANNING APPLICATIONS

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

Councillor Scrutton left the meeting. Councillor Chana was elected Chairman of the meeting in the absence of Councillor Scrutton.

#Councillor Rizvi arrives

EPF/2414/20 <i>Ian Ansell</i>	Grange Farm, Land And Buildings At High Road Chigwell IG7 6DP <i>Mr R Draper</i>	Erection of detached house to provided tied accommodation for occupation by Centre Manager and family.
----------------------------------	---	--

The Council **OBJECTS** to this application. There are no special circumstances that would allow building in the green belt.

Members **NOTED** that one letter of objection to this application had been received and was displayed

#Councillors Braha and Sehmi arrive

Councillor Scrutton returned to the meeting and resumed as Chairman.



EPF/2998/20 <i>Marie-Claire Tovey</i>	Patsalls, Coach House Pudding Lane Chigwell IG7 6BY <i>Mr Dhallu</i>	Grade II Listed Building Consent for partial demolition and restoration of existing Coach House, construction of a 4 bedroom dwelling for use as the main residence and transfer of the Coach House to ancillary use. Full demolition of stable building.
--	--	---

The Council has **NO OBJECTION** to this application.
Members **NOTED** that one letter of objection to this application had been received and was displayed

EPF/2811/20 <i>Muhammad Rahman</i>	Willow Park Farm Millers Lane Chigwell IG7 6DG <i>Mr Hussain</i>	Relocation of ancillary building previously approved under EPF/1381/20 .
---------------------------------------	--	---

The Council **OBJECTS** to this application. The proposed building is inappropriate in terms of size – it is much bigger than the original structure.
Members **NOTED** that one letter of objection to this application had been received and was displayed

EPF/1764/20 <i>Natalie Price</i>	37 Chester Road Chigwell IG7 6AH <i>Mr Asim Mahmood</i>	Proposed construction of an outbuilding to the end of the garden. (Amended Plans)
-------------------------------------	--	--

The Council has **NO OBJECTION** to this application. However, concerns were raised over the ventilation for the indoor BBQ.

Members **NOTED** that one letter of objection to this application had been received and was displayed

#Councillor Barlow arrives



EPF/0021/21 <i>Muhammad Rahman</i>	99 and 101 Manor Road Chigwell IG7 5PN <i>Mr Alex Aviram</i>	Prior Approval for enlargement of dwellings by construction of an upwards extensions of two storeys to both properties.
<p>The Council STRONGLY OBJECTS to this application. This is an over-intensification of the site. Poor design and out of keeping with the rest of the street scene.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed</p>		
EPF/0007/21 <i>Caroline Brown</i>	45 Hainault Road Chigwell IG7 5DQ <i>Mr Akwala Deol</i>	Single storey front/side extension to create garage/storage area and change of use of existing garage into kitchen/lounge area.
<p>The Council has NO OBJECTION to this application – however a street scene should have been included.</p>		
EPF/3064/20 <i>Muhammad Rahman</i>	110 Luxborough Lane Chigwell IG7 5AA <i>Mr Darey</i>	Siting of a timber framed garden building for use as ancillary accommodation. (granny annexe) <i>(Amended application to EPF/2426/20)</i>
<p>The Council has NO OBJECTION to this application.</p>		
EPF/3073/20 <i>Caroline Brown</i>	Unit r/o 155 Manor Road Chigwell IG7 5QA <i>Mr R Minal Harji</i>	Proposed new B1A - business start-up unit to the rear of 155 Manor Road.
<p>The Council STRONGLY OBJECTS to this application. There is an adverse effect on the amenities for local residents and a lack of available storage for refuse facilities.</p>		



Members **NOTED** that one letter of objection to this application had been received and was displayed

EPF/3083/20 <i>Muhammad Rahman</i>	70 Lechmere Avenue Chigwell IG7 5EU <i>Mr Ross Markham</i>	Erection of ground and first floor rear extension.
---	--	--

The Council has **NO OBJECTION** to this application.

EPF/3085/20 <i>Brendan Meade</i>	Fairways Grove Lane Chigwell IG7 6JQ <i>Mr Lloyd Rosenthal</i>	Single storey side extension
-------------------------------------	--	------------------------------

The Council **OBJECTS** to this application. There is insufficient information upon which to base a decision.

Members **NOTED** that one letter of objection to this application had been received and was displayed

EPF/0064/21 <i>David Maguire</i>	6 Courtland Drive Chigwell IG7 6PN <i>MR BAKHTYAR</i>	Proposed front garage extension.
-------------------------------------	--	----------------------------------

The Council **OBJECTS** to this application. This is not an appropriate development in front of the building line. No one metre setback from boundary.

Members **NOTED** that two letters of objection to this application had been received and were displayed

#Councillor Chana leaves the meeting.

EPF/0066/21 <i>Muhammad Rahman</i>	147 Lambourne Road Chigwell IG7 6EJ <i>Mr Dev Patel</i>	First floor front extension and alteration to existing dormer to provide balcony.
---	---	---

The Council has **NO OBJECTION** to this application.

Councillor Chana returns to the meeting



PF/2771/20 <i>Brendan Meade</i>	45 Lambourne Road Chigwell IG7 6EZ <i>Mr Raymond Sullivan</i>	Dropped kerb to allow access to double fronted driveway
------------------------------------	--	---

The Council has **NO OBJECTION** to this application.

EPF/0112/21 <i>Brendan Meade</i>	24 Murtwell Drive Chigwell IG7 5ED <i>Mr R Khajuria</i>	Loft conversion with rear dormer and roof alterations. (Amended application to EPF/1831/20)
-------------------------------------	--	---

The Council has **NO OBJECTION** to this application.

EPF/0114/21 <i>Ian Ansell</i>	Land Adjoining 33 Maypole Drive Chigwell IG7 6DE <i>Mr Colin Stone</i>	Construction of two dwellings. (Revised application to EPF/2164/20)
----------------------------------	--	---

The Council has **OBJECTS** to this application. The design is poor and there is over development of the site.
Members **NOTED** that one letter of objection to this application had been received and was displayed

EPF/0147/21 <i>David Maguire</i>	Crowborough Cottage 140 High Road Chigwell IG7 5BQ <i>MR CHANDRRA SEKHAAR</i>	Addition of front porch with balcony above and alterations to front fenestrations.
-------------------------------------	--	--

The Council **OBJECTS** to this application. The design is poor and does not fit in with the host dwelling.
Members **NOTED** that one letter of objection to this application had been received and was displayed



20.178 PLANNING APPLICATIONS – Information only

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

20.179 PLANNING DECISIONS

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

20.180 WITHDRAWN APPLICATION

Members **NOTED** the withdrawn application as set out in the agenda.

20.181 APPEALS LODGED

Members **NOTED** the lodged appeal as set out in the agenda and after discussions, it was moved by the Chairman and **RESOLVED** that:

- This information be **NOTED**.

20.182 CONSULTATION FOR OUTLINE PLANNING APPLICATION

Members were advised that correspondence has been received from East Herts. Council, regarding an outline planning application for a residential development, including demolition of existing structures, refurbishment and change of use of existing Grade II listed Brickhouse Farm Barn at: Gilston Village, Land off Church Lane A414, Hunsdon and Eastwick.

Members then **CONSIDERED** the received application, as shown at **Appendix 1**. After discussions concerning the application, it was moved by the Chairman and **RESOLVED** that:

- This information be **NOTED**.

20.183 EXCLUSION OF THE PUBLIC AND THE PRESS

Members were reminded that in accordance with the *Public Bodies (Admission to Meetings) Act 1960* and *Local Government Act 1972*, a committee meeting must be open to the public and the press, and may only be excluded by manner of a resolution, that states publicity would prejudice the public interest by reasons of the confidential nature of the business or some other reasons stated in the respective resolution and arising out of the business to be transacted.

Members then **CONSIDERED** whether the nature of the business and proceedings to be transacted, would likely result in confidential information being disclosed.

After discussion, it was then moved by the Chairman and **RESOLVED** that;



- This information be **NOTED**.
- The public and the press would not be excluded from the meeting, as the Council would not be discussing the matter in any way.

20.184 ENFORCEMENT NOTICES

Members **NOTED** the enforcement notice as set out in the agenda. No discussion took place.

The meeting closed at 8.37 pm.

Signed
Chairman

Date

DRAFT