



**MINUTES**

**Meeting:** PLANNING COMMITTEE      **Date:** 25<sup>th</sup> March 2021      **Time:** 7.30PM

**Venue:** COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

**PRESENT: Councillors (6)**

Councillors: Barry Scrutton (Chairman), Naveed Akhtar, #Deborah Barlow, Jamie Braha, Faiza Rizvi and Mona Sehmi.

**Officers (1)**

Anthony-Louis Belgrave – Clerk to the Council.

**Also in Attendance**

There were members of the public in attendance.

# for part of the meeting.

**20.205 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.

**20.206 APOLOGIES FOR ABSENCE (3)**

Apologies were received from Councillors; Deborah Barlow, Kewal Chana and Rochelle Hodds.

**20.207 OTHER ABSENCES (0)**

**NOTED** that there were no other apologies.

**20.208 MINUTES**

The Minutes of the Planning Committee which took place on 11<sup>th</sup> March 2021 were **CONFIRMED**.

**20.209 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 there were no declarations of interest.



## 20.210 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were nine representations from members of the public to speak on Planning Application numbers EPF/0334/21, EPF/0403/21, EPF/0405/21, EPF/0417/21, EPF/0459/21, EPF/0266/21 and EPF/0489/21, at the invitation of the Chairman, the representatives spoke on the aforementioned applications.

## 20.211 PLANNING APPLICATIONS

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

EPF/0401/21 <i>Muhammad Rahman</i>	4 Manor Road Chigwell IG7 5PD <i>Mr Butt</i>	Application for Prior Approval for a proposed enlargement of a dwelling-house by construction of additional storeys.
The Council has <b>NO OBJECTION</b> to this application.		
EPF/0337/21 <i>Robin Hellier</i>	49 Stradbroke Drive Chigwell IG7 5RA <i>Mrs Munir</i>	TPO/EPF/17/09 (Ref: G1) T1: Hornbeam, T4: Hornbeam, T3: Oak, T5: Oak & T6: Oak - Crown reduce by up to 1.5m and crown thin, all as specified. T7: Hornbeam, T2: Oak, T8: Oak - Crown reduce by up to 2.0m and crown thin, all as specified. T9: Oak - Crown reduce by up to 2.5m and crown thin, all as specified.
The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0334/21 <i>Muhammad Rahman</i>	Langton's 40 High Road Chigwell IG7 6DL <i>Mr Sean Calder</i>	Retrospective consent for open carport for 2 cars to front.
The Council has <b>NO OBJECTION</b> to this application, subject to the District council's arboricultural Officers being satisfied that this application is acceptable and that replacements for the removed trees are planted, which should be an integral aspect of this proposal.		
Members <b>NOTED</b> that one letter of objection to this application had been received and was displayed.		



EPF/0344/21 <i>Brendan Meade</i>	36 Mount Pleasant Road Chigwell IG7 5ER <i>Mr Mr Brett Wexler</i>	First floor front extension.
The Council has <b>NO OBJECTION</b> to this application.		
EPF/0357/21 <i>Brendan Meade</i>	Pinegrove Roding Lane Chigwell IG7 6BE <i>Mr Daniel Sugar</i>	Proposed new detached garage.
The Council <b>OBJECTS</b> to this application, because the proposed structure is sited within the Metropolitan Green Belt, and is devoid of the requisite special circumstances, which would permit such a development in this locality.		
EPF/0362/21 <i>Caroline Brown</i>	24 Keats Close Chigwell IG7 5NU <i>Ms Maria Macleish</i>	Retrospective application for single storey garden shed.
The Council has <b>NO OBJECTION</b> to this application.		
EPF/2785/20 <i>Muhammad Rahman</i>	1 Gainsborough Place Chigwell IG7 6LA <i>Mr Ben Rosenthal</i>	Single storey side extension.
The Council has <b>NO OBJECTION</b> to this application, subject to the District council's Arboricultural Officers consent, that this application acceptable.		
EPF/0471/21 Robin Hellier	5 Ely Place Chigwell IG8 8AG Mr M Zack	TPO/EPF/09/11 (Ref: T44) T1: Hornbeam - Crown reduce by up to 2m, as specified.
The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0403/21 <i>Ian Ansell</i>	46 Stradbroke Drive Chigwell IG7 5QZ <i>Mr Robert Davis</i>	Proposed sub-division of the second floor flat to 2 flats, revised layout of basement and revised parking layout. (Amendment to decision reference <b>EPF/0973/17</b> . Number of flats would be increased from 5 to 6.
<p>The Council has <b>NO OBJECTION</b> to this application, on the condition that the proposed vehicular parking arrangements, achieve the requisite standards required by Essex County Council Highways.</p> <p>Members <b>NOTED</b> that seventeen letters of objection to this application had been received and were displayed.</p>		
EPF/0405/21 <i>David Maguire</i>	384 Fencepiece Road Chigwell IG7 5DY <i>Mr. Ben Saltman</i>	Demolition of existing rear conservatory and erection of single/two storey side, rear extension with Juliet balcony at first floor level and rear dormer including raising of roof ridge.
<p>The Council <b>OBJECTS</b> to this application, because the proposed development is poorly designed and out of keeping with the existing aesthetic. Further, the proposed extension infringes upon the necessary one-meter set-back from the site boundary.</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was displayed.</p>		

# Councillor Deborah Barlow arrived at the meeting.

EPF/0417/21 <i>Marie-Claire Tovey</i>	Chigwell School 133 High Road Chigwell IG7 6QF <i>c/o Agent</i>	Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle and pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works.
<p>The Council <b>STRONGLY SUPPORTS</b> this application, because the proposed development would be a fitting replacement for an outdated facility which would be beneficial to the community.</p> <p>Members <b>NOTED</b> that one letter of support and one letter of objection to this application had been received and were displayed.</p>		



EPF/0435/21 <i>Caroline Brown</i>	The Paddock Grove Lane Chigwell IG7 6JQ <i>Mr Kashif Din</i>	A single storey side extension.
The Council has <b>NO OBJECTION</b> to this application.		
EPF/0459/21 <i>Caroline Brown</i>	5 Brook Way Chigwell IG7 6AA <i>Tina Wilson</i>	Part two-part single storey side extension Part two part single storey rear extension. Conversion of garage and loft into habitable space, introduction of three dormers and three roof lights.
The Council has <b>NO OBJECTION</b> to this application.		
Members <b>NOTED</b> that one letter of objection to this application had been received and was displayed.		
EPF/0266/21 <i>Caroline Brown</i>	155 Manor Road Chigwell IG7 5QA <i>Minal Harji</i>	Application to determine if Prior Approval is required for a proposed change of use from Class A1 to Class A3.
The Council has <b>NO OBJECTION</b> to this application, provided a need for the associated services this business would provide has been established.		
Members <b>NOTED</b> that one letter of objection to this application had been received and was displayed.		
EPF/0537/21 <i>Robin Hellier</i>	Oakwood 6 Glenside Chigwell IG7 5RE <i>Mrs Sarah Spencer</i>	TPO/EPF/13/09 (Ref: T3, T4, T7) T1 & T3: 2 x Oaks - Crown reduce by up to 2m, as specified. T2: Oak - Crown reduce by up to 5m, as specified.
The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0551/21 <i>Robin Hellier</i>	14 Tomswood Road Chigwell IG7 5QS <i>Mr Shahid Naeem</i>	TPO/EPF/41/08 T2: Norway Maple - Fell and replace, as specified.
<p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0481/21 <i>Muhammad Rahman</i>	9 Tomswood Road Chigwell IG7 5QP <i>Dr Gopal Mehta</i>	Demolish existing conservatory. Proposed single storey rear extension and part first floor rear extension and creation of terrace.
<p>The Council has <b>NO OBJECTION</b> to this application.</p>		
EPF/0489/21 <i>Muhammad Rahman</i>	8 Barton Close Chigwell IG7 6LJ <i>Mr Ronés</i>	Proposed two storey extension to sides and rear, loft conversion, alterations to front elevation and associated internal alterations.
<p>The Council <b>OBJECTS</b> to this application, because the proposed extensions are excessively large, and would result in a structure which is out of keeping and inappropriate to the existing aesthetic. Further, the committee has noted that there are no street scene elevation plans included in this application.</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was displayed.</p>		
EPF/0520/21 <i>Zara Seelig</i>	2 Linkside Chigwell IG7 5DN <i>MR SANJEEV AGGARWAL</i>	Proposed single storey rear extension.
<p>The Council has <b>NO OBJECTION</b> to this application.</p>		
EPF/0522/21 <i>David Maguire</i>	Byron House 175 High Road Chigwell IG7 6PS <i>Mr &amp; Mrs Kumar</i>	Proposed extensions. <b>(Revised application to EPF/1686/20)</b>
<p>The Council has <b>NO OBJECTION</b> to this application.</p>		



**20.212 PLANNING APPLICATIONS – Information only**

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

**20.213 PLANNING DECISIONS**

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

**20.214 CONSULTATION FOR PLANNING APPLICATION**

Members were advised that correspondence was received from Harlow Council/EFDC regarding a planning application for the erection of 4 new residential dwellings, at Land East of East End Farm, Roydon road, Harlow, Essex.

Members **CONSIDERED** the received correspondence and the respective documentation.

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

- This information be **NOTED**.
- The committee would not comment on this application.

**20.215 LIST OF PAYMENTS**

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

- the list of payments as detailed signed up to 19<sup>th</sup> March 2020 be **APPROVED**.
- Councillor Barry Scrutton (Chairman) and Councillor Jamie Braha would attend the office to ‘sign-off’ the listed payments.

The meeting closed at 8.25pm.

Signed .....  
**Chairman**

Date .....