



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 27th May 2021 **Time:** 7.30PM

Venue: COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (5)

Councillors: Celina Jefcoate (Chairman), Elliot Costa (Vice-Chairman), Lisa Morgan Skingsley, Renu Phull and Syed Saqlain.

Officer (1)

Anthony-Louis Belgrave – Clerk to the Council.

Also in Attendance

There was a member of the public in attendance.

for part of the meeting.

21.11 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.

21.12 APOLOGIES FOR ABSENCE (5)

Apologies were received from Councillors; Naveed Akhtar, Pranav Bhanot, Rashni Chahal Holden, Rochelle Hodds and Mona Sehmi.

21.13 OTHER ABSENCES (1)

Councillor Faiza Rizvi.

21.14 MINUTES

The Minutes of the Planning Committee which took place on 20th May 2021 were **CONFIRMED**.

21.15 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 Costa declared a personal, and prejudicial interest in Planning Application Number EPF/1132/21 on the grounds that the applicant was a personal associate. Accordingly, he excluded himself from the meeting when the application was discussed, took no part in the consideration and did not vote.

Members **NOTED** that Councillor Costa declared a personal, but non-pecuniary interest in Planning Application Number EPF/1046/21 on the grounds that he had been previously approached by the applicant, in a business capacity.



21.16 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there was one representation from a member of the public to speak on Planning Application number EPF/1087/21 at the invitation of the Chairperson, the representative spoke on the aforementioned application.

21.17 PLANNING APPLICATIONS

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

EPF/1053/21 <i>Robin Hellier</i>	15 Canterbury Close Chigwell IG7 6HG <i>Mrs Rachel Awal</i>	TPO/EPF/11/80 (Ref: G1) T1: Maple - Selected removal of branches overhanging 14 Canterbury Close, 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/0673/21 <i>David Maguire</i>	53 St Marys Way Chigwell IG7 5BX <i>Manoj Chandwani</i>	Ground floor rear/infill and first floor extension in roof slope including insertion of 2 no. roof lights and bifold doors in the rear elevations, new window inside elevation.
<p>The Council OBJECTS to this application, because it is recognised that the proposed development would create a potential for overlooking, which would infringe upon the privacy of the neighbouring property. However, if the assigned Planning officer deem this proposal to be acceptable, then this committee is willing to retract the stated objections.</p>		
EPF/0868/21 <i>David Maguire</i>	17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i>	Existing garage to be converted to a study.
<p>The Council OBJECTS to this application, because this development would constitute a significant loss of amenity and cause a further deficiency in vehicular parking, which is already limited in this locality.</p>		
EPF/1012/21 <i>David Maguire</i>	17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i>	Single storey rear extension.
<p>The Council has NO OBJECTION to this application.</p>		



EPF/1013/21 <i>Brendan Meade</i>	65 Mount Pleasant Road Chigwell IG7 5EP <i>Mr Didar Kahlon Singh</i>	Loft conversion & first floor infill rear extension.
The Council OBJECTS to this application, because the proposal would be an over-development of the existing site, would be detrimental to the host building and is poorly designed. Further, the resultant structure would be contradictory to the existing street scene.		
EPF/1046/21 <i>Marie-Claire Tovey</i>	Taylors, Unit 3 Gravel Lane Chigwell IG7 6DQ <i>Mr Anwar Dadabhoy</i>	Change of use of B2 premises to include MOT Centre; Proposed mixed use of Sub-Generis and B2.
The Council has NO OBJECTION to this application.		
EPF/1085/21 <i>Muhammad Rahman</i>	74 Grange Crescent Chigwell IG7 5JF <i>Mr Vik Singh</i>	Single storey rear extension and amend roof of existing to match.
The Council has NO OBJECTION to this application.		

Councillor Costa was excluded from the meeting.

EPF/1132/21 <i>Robin Hellier</i>	11 Chigwell Grange High Road Chigwell IG7 6BF <i>Mr Michael Mercer</i>	TPO/EPF/09/12 T2: Ash - Fell and replace, as specified.
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.		

Councillor Costa returned to the meeting.



EPF/0791/21 <i>David Maguire</i>	29 Forest Avenue Chigwell IG7 5BP <i>Mr Maxwell Ward</i>	Two storey side and rear extension.
The Council OBJECTS to this application, because the proposed extensions would be determinantal to the host building and are poorly designed.		
EPF/0867/21 <i>David Maguire</i>	17 Murtwell Drive Chigwell IG7 5ED <i>Mr & Mrs Pesu Mal Ukrani</i>	Proposed construction of an outhouse/summer house.
The Council OBJECTS to this application, because the proposed structure is excessively large and would therefore be an overdevelopment of the existing site. Further, the proposed roofing material would cause significant light and noise pollution, which would further infringe upon the amenity of neighbouring properties.		
EPF/1087/21 <i>David Maguire</i>	Frairs Gate 16 Daleside Gardens Chigwell IG7 6PR <i>Mr J Brown</i>	Demolition of existing and erection of new single dwelling house.
The Council has NO OBJECTION to this application.		
EPF/1089/21 <i>David Maguire</i>	50 Dickens Rise Chigwell IG7 6NY <i>Javed</i>	Single storey rear extension.
The Council has NO OBJECTION to this application.		
EPF/1094/21 <i>Muhammad Rahman</i>	7 Coolgardie Avenue Chigwell IG7 5AU <i>MR WAQAR HUSSAIN</i>	Retrospective application for rear patio area.
The Council OBJECTS to this application, because of proposed structure has the potential to cause an infringement upon the privacy of neighbouring properties. However, if the assigned Planning officer deem this proposal to be acceptable, then this committee is willing to retract this objection.		



EPF/1131/21 <i>Brendan Meade</i>	22 Barnaby Way Chigwell IG7 6NZ <i>Mr Fazz Chaudhary</i>	Construction of an electric metal bar gate to the front of the property.
<p>The Council STRONGLY OBJECTS to this application because the proposed structure would not be in 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/1143/21 <i>Zara Seelig</i>	3 Dacre Gardens Chigwell IG7 5HH <i>Mr M Ali</i>	Ground and first floor rear extensions.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/1227/21 <i>David Maguire</i>	38 Chigwell Rise Chigwell IG7 6AG <i>Mr Vishal Patel</i>	Single storey rear extension.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/1098/21 <i>Robin Hellier</i>	8 New Forest Lane Chigwell IG7 5QN <i>Mr Saeed Khaliq</i>	TPO/CHI/01/71 (Ref: A1) T1: Oak - Crown lift to 8m from ground level, 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/1177/21 <i>Robin Hellier</i>	78 Bracken Drive Chigwell IG7 5RD <i>Jazz Jazz</i>	TPO/EPF/19/09 (Ref: T10, T14 & T15) T1-T3: 3 x Oaks - Crown reduce by up to 2m, 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/1204/21 <i>Robin Hellier</i>	Brook House 82 High Road Chigwell IG7 6PT <i>Simon Greener</i>	TPO/EPF/01/84 (Ref: T1) T7: False Acacia - 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/1174/21 <i>Muhammad Rahman</i>	89 Manor Road Chigwell IG7 5PN <i>Mr Rohit Lakhanpaul</i>	Demolish existing bungalow and construction of new dwelling.
<p>The Council OBJECTS to this application, because the proposed dwelling would be un-sympathetic to the aesthetic of the surrounding area. Further, this structure would constitute an over-development of the existing site, causing an unacceptable reduction in amenity space, in relation to the proposed dwelling.</p>		
EPF/1180/21 <i>Brendan Meade</i>	Millers Farmhouse Grove Lane Chigwell IG7 6JQ <i>Mr Joseph Enright</i>	Two storey rear extension, structural glazing to be added to former extension & demolition of non-historic bread oven.
<p>The Council OBJECTS to applications which may result in inappropriate development of a Listed building. However, if the assigned Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.</p>		
EPF/1208/21 <i>David Maguire</i>	33 Lyndhurst Rise Chigwell IG7 5BB <i>Choudhury</i>	Proposed front porch, two storey side and rear extensions with balcony to first floor on street side and two front and rear dormers.
<p>The Council OBJECTS to this application, because the proposal constitutes an over-development of the existing structure, which would be detrimental to the host building. Further, the proposed building would conflict with the existing street scene.</p>		



EPF/1219/21 Zara Seelig	19 The Shrubberies Chigwell IG7 5DU Matthew Martin	Hip to gable loft conversion with rear dormer and front skylights.
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The Council **OBJECTS** to this application, because the proposal would be detrimental to the host building and unsympathetic to the street scene. Further, the conversion is poorly designed and out-of-keeping. In addition, the received drawings do not include the requisite street scene elevations.

EPF/1182/21 Brendan Meade	Millers Farm House Grove Lane Chigwell IG7 6JQ Mr Joseph Enright	Grade II Listed building consent for two storey rear extension, structural glazing to be added to former extension & demolition of non-historic bread oven.
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The Council **OBJECTS** to applications which may result in inappropriate development of a Listed building. However, if the assigned Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.

21.18 PLANNING APPLICATION – Received after the agenda was prepared.

One application for planning permission was **CONSIDERED** and the plans inspected as follows:

EPF/0789/21 Zara Seelig	Baps Swaminarayan Mandir Mandir Lane Chigwell IG7 6ED Girish Patel	External alterations. (<i>Amended Plans</i>)
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The Council **OBJECTS** to this application, because the proposed dome is excessive in height, therefore causing a negative impact upon the Metropolitan Green Belt and would be detrimental to the host building. If the assigned officers deem this application acceptable, whether with amendments or not, then this council is willing to waive its objections.

21.19 PLANNING APPLICATIONS – Information only

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



21.20 PLANNING DECISIONS

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

The meeting closed at 9.20 pm.

Signed
Chairman

Date