



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 24th June 2021 **Time:** 7.30PM

Venue: COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (7)

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

Officer (1)

Anthony-Louis Belgrave – Clerk to the Council.

Also in Attendance

There were members of the public in attendance.

for part of the meeting.

21.22 APOLOGIES FOR ABSENCE (3)

Apologies were received from Councillors; Naveed Akhtar, Pranav Bhanot Mona Sehmi.

21.23 OTHER ABSENCES (1)

Councillor Faiza Rizvi.

21.24 MINUTES

The Minutes of the Planning Committee which took place on 27th May 2021 were **CONFIRMED**.

21.25 DECLARATIONS OF INTEREST

Members **NOTED** that Councillor Lisa Morgan Skingsley declared a personal, and prejudicial interest in Planning Application Number EPF/1251/21 on the grounds that the applicant was a personal associate. Accordingly, she excluded herself from the meeting when the application was discussed, took no part in the consideration and did not vote.

Members **NOTED** that Councillor Rashni Chahal Holden declared a personal, but non-pecuniary interest in Planning Application Number EPF/1297/21 on the grounds that she knew the representative, who was speaking in objection to this application.

Members **NOTED** that Councillor Celina Jefcoate declared a personal, and prejudicial interest in the matter of the appeal against an enforcement notice ENF/0353/20, on the grounds that she is a resident of a neighbouring property. Accordingly, she excluded herself from the meeting when the appeal was discussed, took no part in the consideration and did not vote.



21.26 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were two representations from members of the public to speak on Planning Application numbers EPF/1251/21 and EPF/1297/21 at the invitation of the Chairperson, the representative spoke on the aforementioned applications.

21.27 PLANNING APPLICATIONS

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

EPF/1259/21 <i>Robin Hellier</i>	21 Woolhampton Way Chigwell IG7 4QQ <i>Mr Templeman</i>	TPO/EPF/28/82 (Ref: T40) T1: Oak - Crown reduce height and lateral branches, 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/1229/21 <i>Ian Ansell</i>	46 Stradbroke Drive Chigwell IG7 5QZ <i>Mr Davis</i>	Amendments to ground floor kitchen external walls to flats 1 and 2 infilling to match the rest of the rear wall, of approved apartment dwellings under EPF/0973/17 and subsequent non-material amendments under EPF/0044/19 .
<p>The Council has NO OBJECTION to this application.</p>		
EPF/1238/21 <i>Muhammad Rahman</i>	69 Turpins Lane Chigwell IG8 8BA <i>Mr & Mrs P Mighall</i>	Proposed external staircase with storage area underneath.
<p>The Council has NO OBJECTION to this application, subject to the permissions including a condition that the occupancy of the additional space only be in conjunction with the main dwelling.</p>		
EPF/1243/21 <i>Sukhvinder Dhadwar</i>	51 Coolgardie Avenue Chigwell IG7 5AX <i>Mr & Mrs Phillips</i>	Proposed garage conversion, new roof and single storey rear extension.
<p>The Council has NO OBJECTION to this application.</p>		



Councillor Morgan Skingsley was excluded from the meeting.

EPF/1251/21 <i>Zara Seelig</i>	8 Hainault Grove Chigwell IG7 5DJ <i>Mrs B Mendel with Mr & Mrs Phillips</i>	Conversion of loft space to habitable accommodation including new windows, skylights and renewable energy services. Extension to existing garage and widening of door opening.
The Council has NO OBJECTION to this application.		

Councillor Morgan Skingsley returned to the meeting.

EPF/1257/21 <i>David Maguire</i>	8 Lee Grove Chigwell IG7 6AF <i>Mr Hadley Silver</i>	Loft conversion with a rear dormer including Juliet balcony and rooflight windows to the front including ground floor alterations.
The Council has NO OBJECTION to this application.		
EPF/1297/21 <i>Marie-Claire Tovey</i>	36 - 38 Lambourne Road Chigwell IG7 6ET <i>Mr Stewart Earthy</i>	Application for a proposed first floor extension, lift shaft & escape stair.
The Council STRONGLY OBJECTS to this application because the proposed expansion would cause an increase in traffic volume and an increase in on-street parking. The increased use and the nature of the use of the premises would be detrimental to the local air quality and the noise and parking issues would result in a loss of amenity to neighbours.		
Members NOTED that three letters of objection to this application had been received and were displayed.		
EPF/1335/21 <i>Brendan Meade</i>	36 Coopers Close Chigwell IG7 6EU <i>Mr Murat Onel</i>	Double storey part rear, double storey part side extension including changes to the roof & internal alterations.
The Council OBJECTS to this application because the proposal lacks sufficient information (including but not exclusively, a street scene) for the committee to make an informed decision.		



EPF/1218/21 <i>Alastair Prince</i>	Hilltop Cottage 105 High Road Chigwell IG7 6QQ <i>Mr Brian Renew</i>	Removing two rear windows and replacing with French doors.
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.		
EPF/1386/21 <i>Kie Farrell</i>	4 Ely Place Chigwell IG8 8AG <i>Dr Mohhmad Islam</i>	Proposed first floor side extension, repositioning of front entrance door, downlighting to front elevation and first floor landing window.
The Council has NO OBJECTION to this application.		
EPF/1444/21 <i>Muhammad Rahman</i>	9 Tomswood Road Chigwell IG7 5QP <i>Mr Gopal Mehta</i>	Part two storey rear extension and part single storey side extension.
The Council has NO OBJECTION to this application.		
EPF/0808/21 <i>Alastair Prince</i>	1 Cedar Park High Road Chigwell IG7 5AL <i>Rosemary Bandini</i>	Grade II Listed Building consent for new boiler flue and associated pipe-work.
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.		

21.28 PLANNING APPLICATIONS – Information only

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

21.29 PLANNING DECISIONS

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



21.30 CONSULTATION FOR OUTLINE PLANNING APPLICATION

Members were advised that correspondence has been received from EFDC, concerning the proposed 2021 Local Enforcement Plan and that the closing date for this consultation is 30th June 2021.

Members **CONSIDERED** the received documentation, as shown at **Appendix 1**. After discussion, it was moved by the Chairperson and **RESOLVED** that:

- This committee’s response is that noisy and disruptive building works late into the evening and at weekends have become common in the area since specified working hours on sites became recommendations rather than planning conditions, the result being that enforcement officers are unable to act. The Council suggest working hours limits should be mandatory conditions rather than guidelines thus enabling proper enforcement.

Councillor Celina Jefcoate was excluded from the meeting, whilst the matter of the appeal against the planning enforcement notice was considered, then returned thereafter.

21.31 APPEALS LODGED

Members **NOTED** the lodged appeals as set out in the agenda and the submitted comments of this committee, on these applications.

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

- This committee would correspondence with the Planning Inspectorate reiterating their stated objections.
- The wording of this correspondence would be drafted by the Vice-Chair.

The meeting closed at 8.20 pm.

Signed

Chairman

Date