



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 26th January 2022 **Time:** 6.30pm

Venue: PARISH OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (7)

Councillors: Celina Jefcoate (Chairperson), Dr Naveed Akhtar, #Rashni Chahal Holden, Elliot Costa (Vice-Chairperson), Lisa Morgan Skingsley, Syed Saqlain Raza and #Faiza Rizvi.

Officer (1)

Brent Smith – Deputy Clerk to the Council.

Also in Attendance

There were members of the public in attendance.

for part of the meeting.

21.158 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.

21.159 APOLOGIES FOR ABSENCE (2)

Apologies were received from Councillors; Rochelle Hodds and Renu Phull.

21.160 OTHER ABSENCES (1)

Mona Sehmi

21.161 MINUTES

The Minutes of the Planning Committee which took place on 12th January 2022 were **CONFIRMED**.

21.162 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 Jefcoate declared a personal and non-pecuniary interest in Planning Application Numbers EPF/2607/21, EPF/3267/21, EPF/3200/21 & EPF/3201/21 on the grounds that she has been approached by residents, discussed these applications with them and conversed with Planning Officers on certain applications.

Members **NOTED** that Councillor Morgan Skingsley declared a personal and non-pecuniary interest in Planning Application Number EPF/3267/21 on the grounds that she has been approached by residents and discussed this applications with them.



21.163 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were three representations from members of the public to speak on Planning Application numbers EPF/2607/21 and EPF/3267/21 at the invitation of the Chairperson, the representatives spoke on the aforementioned application.

Councillor Faiza Rizvi arrived at the meeting.

21.164 PLANNING APPLICATIONS

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

EPF/3229/21 <i>Robin Hellier</i>	22 Retreat Way Chigwell IG7 6EL <i>Mr Patricio</i> <i>Merchan Erraez</i>	TPO/EPF/18/88 (Ref: W1 & A1) Removal of small trees and saplings under 150mm in diameter, within the yellow area marked on plan.
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.		
EPF/3226/21 <i>Kie Farrell</i>	23 Lechmere Avenue Chigwell IG7 5HA <i>Ms Jane Martin</i>	Proposed first floor side extension.
The Council has NO OBJECTION to this application.		

Councillor Rashni Chahal Holden arrived at the meeting.

EPF/2470/21 <i>Muhammad</i> <i>Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr. & Mrs. Naseem</i>	Proposed single storey outbuilding to rear garden. (re-consultation)
The Council has NO OBJECTION to this application, subject to the appropriate surface water drainage infrastructure, being installed.		
EPF/2607/21 <i>Muhammad</i> <i>Rahman</i>	Wayback 179 Lambourne Road Chigwell IG7 6JU <i>Mr Amarjeet Whaid</i>	Demolition of existing dwelling and erection of replacement dwelling and ancillary garden outbuilding. (re-consultation)
The Council OBJECTS to this application, because this proposal does not meet with the requirements stipulated in the EFDC Local Plan, Policy DM21. Further it fails to mitigate to a minimum, adverse environmental impacts and fails to align with the carbon emission reduction policies, which would protect the health and well-being of residents.		
Members NOTED that one letter of objection to this application had been received and was displayed.		



EPF/0033/22 <i>Robin Hellier</i>	The Oaks 44 Tomswood Road Chigwell IG7 5QS <i>Mr Rikesh Doshi</i>	TPO/EPF/06/95 (Ref: T1 & T2) T3 & T4: 2 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/3267/21 <i>Zara Seelig</i>	22 Barnaby Way Chigwell IG7 6NZ <i>Nadia Firaz</i>	Application for a Lawful Development certificate to confirm that the works accord with the General Permitted Development Order Schedule classes A and B.
<p>The Council OBJECTS to this application, because this application would result in an over-development of the site. The submitted front elevation plans are not representative of the structure, because of inaccuracies pertaining to the front apex roof height. Therefore, it is requested that the Planning officers verify whether the relevant conditions have been followed.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/3093/21 <i>Alastair Prince</i>	27 Murtwell Drive Chigwell IG7 5ED <i>Darren and Richelle Marks</i>	Proposed double storey rear & front extension.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/3131/21 <i>Muhammad Rahman</i>	2 Millwell Crescent Chigwell IG7 5HY <i>Mr I Mazrreku</i>	Demolish existing property and build new dwelling.
<p>The Council OBJECTS to this application, because the proposal would result in an overdevelopment of the existing site, is not in-keeping with the street scene and would create an undesired increase in on-street parking. Further there is no sustainability checklist.</p>		
EPF/3218/21 <i>Alastair Prince</i>	6 Coolgardie Avenue Chigwell IG7 5AU <i>Mr & Mrs Lessing</i>	Single storey rear extension and replacement of garage door with window.
<p>The Council has NO OBJECTION to this application.</p>		



EPF/3228/21 <i>Ian Ansell</i>	49 A Hainault Road Chigwell IG7 5DH <i>Mr D Floyd</i>	Proposed front & rear extension.
The Council has NO OBJECTION to this application.		
EPF/3260/21 <i>Muhammad Rahman</i>	1 Coopers Close Chigwell IG7 6EX <i>Mr Halil Suzen</i>	Erection of a ground floor single storey rear extension, part first floor rear extension & front porch extension
The Council has NO OBJECTION to this application.		
EPF/3300/21 <i>Muhammad Rahman</i>	2 Stradbroke Drive Chigwell IG7 5QX <i>Mr & Mrs Naseem</i>	Ground floor 1.5 x storey front extension as well as a first floor 2 x storey rear extension.
The Council has NO OBJECTION to this application.		
EPF/3200/21 <i>Ian Ansell</i>	Grange Court 72 High Road Chigwell IG7 6PT <i>Mr Stephen Ashton</i>	Application for Grade II* Listed Building for proposed installation of x 5 no rooflights (including one automatic opening vent) and x 2 no sun pipes into roof to main house, above 2nd floor.
The Council OBJECTS to this application which may result in inappropriate development of a Grade II Listed building. However, if the assigned Heritage officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.		
EPF/3201/21 <i>Ian Ansell</i>	Grange Court 72 High Road Chigwell IG7 6PT <i>Mr Stephen Ashton</i>	Application for Grade II* Listed Building for proposed repairs to portico to the main house
The Council OBJECTS to this application which may result in inappropriate development of a Grade II Listed building. However, if the assigned Heritage officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.		

21.165 PLANNING APPLICATIONS – Information only

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



21.166 PLANNING DECISIONS

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

21.167 CONSULTATION FOR PLANNING APPLICATION

Members were advised that correspondence had been received from Waltham Forest District Council/EFDC regarding the demolition of all existing buildings and structures and the erection of building blocks to provide a mixed-use scheme that would accommodate 496 residential units. The development would comprise thirteen buildings that would range between two and twelve storeys, at: Land at Estate Way, and gateway Business Centre, Church Road, E10.

Members were further advised that the closing date of this consultation is 21 days from the date of the received letter.

Members **CONSIDERED** the received planning application and after discussions, it was moved by the Chairman and **RESOLVED** that:

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

The meeting closed at 8.40 pm.

Signed

Chairman

Date