



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 24th March 2022 **Time:** 6.30pm

Venue: PARISH OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (5)

Councillors: Celina Jefcoate (Chairperson), #Dr Naveed Akhtar, Rochelle Hodds, Lisa Morgan Skingsley and Renu Phull.

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.

21.196 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.

21.197 APOLOGIES FOR ABSENCE (3)

Apologies were received from Councillors; Elliot Costa (Vice-Chairperson), Syed Saqlain Raza and Faiza Rizvi.

21.198 OTHER ABSENCES (1)

Councillor Rashni Chahal Holden.

21.199 MINUTES

The Minutes of the Planning Committee which took place on 10th March 2022 were **CONFIRMED**.

21.200 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 Celina Jefcoate (Chairperson) declared a personal and pecuniary interest in Planning Application Number EPF/2886/21 on the grounds that the applicant is known to her, and it would not be appropriate. Accordingly, she excluded herself from the meeting when the application was discussed, took no part in the consideration, and did not vote.



21.201 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were six representations from members of the public to speak on Planning Application numbers EPF/0243/22 EPF/0298/22 EPF/0459/22 EPF/2886/21 and EPF/2936/21 at the invitation of the Chairperson, the representatives spoke on the aforementioned applications.

Councillor Dr Naveed Akhtar arrived at the meeting.

21.202 PLANNING APPLICATIONS

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

EPF/0243/22 <i>Sukhvinder Dhadwar</i>	1 Woolston Manor Cottages Abridge Road IG7 6BX <i>Mr Christian Saunders</i>	Single storey rear extension, replace existing rear elevation first floor window with doors.
<p>The Council OBJECTS to this application, because the proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. However, if Planning and Landscape Officers are minded to approving this proposal, the committee is willing to withdraw its objection.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/0355/22 <i>Sukhvinder Dhadwar</i>	2 Murtwell Drive IG7 5ED <i>Mr M Chaudry</i>	Proposed double storey extension and part single storey and part double storey rear extension. (Revised application to EPF/2524/21)
<p>The Council OBJECTS to this application, because the proposed extension is disproportionate to other extensions in the locality. Further, this proposal does not resolve the previously submitted objections for the original application: EPF/2524/21.</p>		
EPF/0362/22 <i>Sukhvinder Dhadwar</i>	Millers Lodge Millers Lane IG7 6DG <i>Mr Marc Yallop</i>	Resubmission of a refused application (Ref: EPF/2901/21)- single storey side extension to create a bedroom on the ground floor for the applicant's elderly father Glazed link.
<p>The Council OBJECTS to this application, because the proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. However, if Planning and Landscape Officers are minded to approving this proposal, the committee is willing to withdraw its objection.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		



EPF/0437/22 <i>Robin Hellier</i>	Curragheen 173 High Road IG7 6PS <i>Mr Graham James</i>	TPO/EPF/16/83 (Ref: T2) T2 Cedar - Specific limb reduction, 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/0468/22 <i>Robin Hellier</i>	2 Glenside IG7 5RE <i>Mrs Ernesta Marku</i>	TPO/EPF/13/09 (Ref: T5 & T6) T5: Oak - Crown reduce by up to 40%, as specified. T6: Oak - Crown reduce by up to 30%, 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/0074/22 <i>Ian Ansell</i>	15 Forest Lane IG7 5AF <i>Mr Ednan Malik</i>	Garage conversion to habitable space, part two storey, part first floor rear extension.
<p>The Council has NO OBJECTION to this application.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/0298/22 <i>Caroline Brown</i>	33 Millwell Crescent IG7 5HX <i>Mr Amir Hussain</i>	Proposed part single part double storey rear and (both) side extensions, a front porch extension and a loft conversion with 2 small dormers along with associated internal alterations.
<p>The Council OBJECTS to this application, because the proposal would constitute as an over-development of the existing structure and damaging to the host building. Further, a potential for over-looking into the neighbouring property would be created.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/0309/22 <i>Kie Farrell</i>	4 Maxwell Court Sunnymede IG7 6DZ <i>Mr. T Singh</i>	Conservatory at the rear and dormer loft above part of the roof.
<p>The Council has NO OBJECTION to this application.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		



EPF/0379/22 <i>Mohinder Bagry</i>	100 Manor Road IG7 5PQ <i>Mr Shubber Raja</i>	Proposed single storey part rear extension and conversion of existing two garages into habitable rooms.
The Council has NO OBJECTION to this application.		
EPF/0442/22 <i>Muhammad Rahman</i>	Willow Park Farm Millers Lane IG7 6DG <i>Mr T Hussain</i>	Proposed new access to house.
The Council OBJECTS to this application, because the proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. However, if Planning and Landscape Officers are minded to approving this proposal, the committee is willing to withdraw its objection. Again, if the Highways authorities deem that this development would be acceptable, the committee is willing to waive the stated objections.		
Members NOTED that one letter of objection to this application had been received and was displayed.		
EPF/0459/22 <i>Ian Ansell</i>	Cornerways Turpin's Lane N/A	Conversion of an existing vacant loft space into a one bedroom flat including 2 no. front dormer windows and 5 no. rooflights.
The Council STRONGLY OBJECTS to this application because the proposed vehicular parking facilities would be wholly insufficient and there has been no additional capacity for the appropriate storage of refuse. Further, the previous development of this structure was not completed in accordance with the associated plans.		
Members NOTED that three letters of objection to this application had been received and were displayed.		

Councillor Celina Jefcoate (Chairperson) left the meeting.

21.203 ELECTION OF CHAIRPERSON TO CONSIDER EPF/2886/21

In the absence of the Chairperson and Vice Chairperson and in accordance with Standing Orders Councillor Hodds **PROPOSED**, and Councillor Phull **SECONDED**, Councillor Morgan Skingsley as Chairperson for the consideration of planning application EPF/2886/21. As there were no other nominations, Councillor Morgan Skingsley was elected as Chairperson of the Planning Committee to consider this application.



EPF/2886/21 <i>Marie-Claire Tovey</i>	Ivy Gate Vicarage Lane IG7 6LX <i>Mr Sid Bokhari</i>	Demolition of existing dwellinghouse and outbuildings, and erection of a replacement single-family dwellinghouse.
<p>The Council STRONGLY OBJECTS to this application, because the proposal would be an inappropriate development and an over-development in Green belt, along with ecological report of 2015 being out of date.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		

Councillor Celina Jefcoate returned to the meeting.

EPF/2936/21 <i>Marie-Claire Tovey</i>	142 Manor Road IG7 5PR <i>Mr Dalian Gill</i>	Demolition of 1 x detached dwelling & erection of x2 no. buildings to accommodate 10 x 2 bed flats, along with parking amenity & landscaping.
<p>The Council OBJECTS to this application, because this proposal would constitute as an over-development of the site, result in a severe lack of amenity space and the suggested parking provisions are insufficient. Further, the established planning policies pertaining to affordable housing appear to have been ignored.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/3001/21 <i>Alastair Prince</i>	87 Turpin's Lane IG8 8BA <i>Mr Marius Kazlauskas</i>	Proposed summer house with a sauna in the rear garden.
<p>The Council OBJECTS to this application, because the proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. However, if Planning and Landscape Officers are minded to approving this proposal, the committee is willing to withdraw its objection.</p>		

21.204 PLANNING APPLICATIONS – Information only

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

21.205 PLANNING DECISIONS

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



21.206 APPEALS LODGED

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

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

- This information be **NOTED**.
- Written representations would be drafted, and then duly conveyed to the Planning Inspectorate.

The meeting closed at 7.35 pm.

Signed

Chairman

Date