



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 21st April 2022

Time: 6.35pm

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.

21.219 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.

21.220 APOLOGIES FOR ABSENCE (2)

Apologies were received from Councillors; Elliot Costa and Syed Saqlain Raza.

After discussions, it was moved by the Chairperson and **RESOLVED** that the apologies received from Councillors: Elliot Costa and Syed Saqlain Raza would not be accepted, because the reasons given are insufficient justification for their absence.

21.221 OTHER ABSENCES (2)

Councillors: Rashni Chahal Holden and Faiza Rizvi

21.222 MINUTES

The Minutes of the Planning Committee which took place on 7th April 2022 were **CONFIRMED**.

21.223 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 Morgan Skingsley declared a personal and prejudicial interest in Planning Application Number EPF/2954/21 on the grounds that she has submitted a written objection to this committee, pertaining to the application, which concerns a property, neighbouring her own residence. 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 Celina Jefcoate (Chairperson) declared a personal and non-pecuniary interest in Planning Application Numbers EPF/2954/21 on the grounds that she knows an objector to this application.

21.224 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were ten representations from members of the public to speak on Planning Application numbers EPF/0539/22, EPF/2954/21, EPF/0568/22, EPF/0582/22, EPF/0633/22, EPF/0611/22 EPF/0612/22 and EPF/0613/22 at the invitation of the Chairperson, the representatives spoke on the aforementioned applications.

21.225 PLANNING APPLICATIONS

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

EPF/0539/22 <i>Caroline Brown</i>	20 New Forest Lane IG7 5QN <i>Mr Sumesh Sennik</i>	Proposed 2 storey side extension, single storey rear extension, single storey side extension, rear pergola, roof alterations with 1 front, 1 side and 2 rear mini dormers.
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The Council has **NO OBJECTION** to this application.

Members **NOTED** that one letter of objection to this application had been received and was displayed.

Councillor Morgan Skingsley left the meeting.

EPF/2954/21 <i>Muhammad Rahman</i>	1 Grange Crescent Chigwell IG7 5JB <i>Lachani</i>	Application for Variation of Condition 2 for EPF/2061/20 . (Double side, double rear extension with alteration to the roof). (Re-consultation)
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The Council **STRONGLY OBJECTS** to this application because the proposed balcony would create the potential for a loss of privacy and over-looking into the neighbouring property, thereby adversely affecting the amenity of neighbouring residents.

Members **NOTED** that four letters of objection to this application had been received and were displayed.

Councillor Morgan Skingsley returned to the meeting.

EPF/0494/22 <i>Loredana Ciavucco</i>	9 All Saints Close IG7 6EG <i>Mr Martin Beadle</i>	Proposed single storey rear extension to replace existing conservatory.
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The Council has **NO OBJECTION** to this application.



EPF/0496/22 <i>Rhian Thorley</i>	8 Chigwell Park Drive IG7 5BD <i>Mr Michael Robin</i>	Erection of an outbuilding in the garden.
The Council has NO OBJECTION to this application.		
EPF/0529/22 <i>Sukhvinder Dhadwar</i>	Rest Harrow Millers Lane IG7 6DG <i>Bradshaw Equity Limited</i>	Proposed demolition of the existing buildings on the sites of No. 1 and No. 2 Rest Harrow & erection of x2 no. dwellinghouses.
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, this committee requires that a proper sustainability statement be produced and that any associated rights to permitted development be rescinded.		
EPF/0568/22 <i>Marie-Claire Tovey</i>	31 Lechmere Avenue IG7 5HA <i>Mr V Kandhappan</i>	Alteration to the front elevation.
The Council has NO OBJECTION to this application.		
Members NOTED that one letter of objection to this application had been received and was displayed.		
EPF/0582/22 <i>Mohinder Bagry</i>	31 Hycliffe Gardens IG7 5HJ <i>Mr Doron Weinstein</i>	Construction of a single storey rear extension, a two storey side extension with internal alteration works, including modification to front driveway layout.
The Council has NO OBJECTION to this application.		
Members NOTED that one letter of objection to this application had been received and was displayed.		
EPF/0628/22 <i>Sukhvinder Dhadwar</i>	18 Grovewood Place IG8 8PX <i>Mr Bhargava</i>	Alterations to the rear boundary wall.
The Council has NO OBJECTION to this application.		



EPF/0611/22 <i>Ian Ansell</i>	Grange Court 72 High Road IG7 6PT <i>Mr Stephen Ashton</i>	Grade II* Listed Building Application to dismantle and rebuild chimney stack.
<p>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.</p>		
EPF/0612/22 <i>Ian Ansell</i>	Grange Court 72 High Road IG7 6PT <i>Mr Stephen Ashton</i>	Grade II* Listed Building Application for minor amendments to internal layout to the second floor of the main house.
<p>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.</p>		
EPF/0613/22 <i>Ian Ansell</i>	Grange Court 72 High Road IG7 6PT <i>Mr Stephen Ashton</i>	Grade II* Listed Building Application for minor amendments to internal layout to the first floor of the main house.
<p>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.</p>		

21.226 PLANNING APPLICATIONS – received since the agenda was prepared

Members were advised that the following application was received for re-consultation on 20th April 2022:

EPF/0633/20 <i>Marie-Claire Tovey</i>	233-235 Fencepiece Road Chigwell IG7 5DY <i>Wistone Ltd</i>	Demolition of two semi-detached dwellings and replacement with x6 no. apartments with basement car park. (<i>re-consultation</i>)
<p>The Council STRONGLY OBJECTS to this because the proposed parking arrangements are inadequate and fail to achieve the minimum standards for such facilities required by Essex County Council. Further the proposal would constitute as an over-development of the existing structure and set an unwelcomed precedent in this locality. Further, this committee is concerned the associated environment report is out-of-date.</p> <p>Members NOTED that three letters of objection to this application had been received and were displayed.</p>		



21.227 PLANNING APPLICATIONS – Information only

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

21.228 PLANNING DECISIONS

Members **NOTED** that there were no decisions of the District Council, as set out in the agenda.

21.229 APPEAL LODGED

Members **NOTED** the lodged appeals as set out in the agenda and the submitted comment 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.

Signed
Chairman

Date