



## MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

## Appendix 1

Date: Tuesday 10 May 2022

Time: 6:30pm

Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Present: Councillors: Jefcoate (Chair), Costa (Vice Chair), Hodds, Phull, Chahal-Holden, Morgan-Skinsley, Raza

Officer: K Eavis, Acting Clerk to the Council

Public: Two

### 21.230 RECORDING OF MEETINGS

**NOTED** that photographing, recording, broadcasting or transmitting the proceedings of the meeting may take place

### 21.231 APOLOGIES FOR ABSENCE

Apologies were **ACCEPTED** from Cllr Faizi Rivzi who was absent due to a family emergency.

### 21.231 OTHER ABSENCES

Cllr Akhtar was **NOTED** as not present and a satisfactory reason for absence was not given

### 21.232. CONFIRMATION OF MINUTES

The Minutes of the Planning Committee held on 21<sup>st</sup> April 2022 were **APPROVED**

### 21.233. DECLARATIONS OF INTEREST

Cllr Jefcoate declared an interest in Item 11 on the grounds it was a neighbouring property and the applicant was well known to her. Cllr Jefcoate excused herself for Item 11

Cllr Costa declared an interest in Item 4 on the grounds the applicant was well known to him. Cllr Jefcoate excused himself for Item 4

### 21.234. REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were no representations from the public

### 21.235. PLANNING APPLICATIONS

Thirteen applications, received the weeks ending 14, 22 and 29 April 2022, were considered. Members **NOTED** two applications provided for information.

#### 1. EPF/0713/22 - 47 Stradbroke Drive IG7 5RA

TPO/EPF/17/09 (Ref: G2, T19-T21) T1 & T5: 2 x Hornbeam, T6: Oak - Crown reduce by up to 2m and crown thin, all as specified. T3: Oak - Crown reduce by up to 2.5m and crown thin, all as specified

Applicant: Mrs Thaya Jatheeswaran



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Case Officer: Robin Hellier

**OBJECTION** The Council objects to applications which may result in inappropriate treatment or felling of any significant tree. However, if the District's arboriculture officers consider this application acceptable, whether with amendments or not, then the council will waive its objections

**2. EPF/0404/22 - 4 Ely Place, IG8 8AG**

Erection of conservatory to rear elevation

Applicant: Dr Islam  
Case Officer: Kie Farrell

**NO OBJECTION**

**3. EPF/0543/22 - 25 Tomswood Road IG7 5QP**

Application for Variation of Condition 2 for **EPF/2806/18**. (Demolition of existing bungalow and erection of a new house)

Applicant Mr I Sahar  
Case Officer Muhammad Rahman

It was **NOTED** two letters of objection had been received

**OBJECTION** – Condition 12 of the Appeal required that the property be built to the original plans. There are further concerns that the ground level at the property has been raised by 500mm without proper approval

Councillor Costa excused himself from the meeting

**4. EPF/0620/22 - 5 Chigwell Heights, 212 Manor Road, IG7 4FB**

Proposed internal alterations to create an additional bedroom and study together with 5 No. new rooflights

Applicant: Mr Russell Jackson  
Case Officer: Alastair Prince

**NO OBJECTION**

Councillor Costa returned to the meeting

**5. EPF/0623/22 - 56 Lechmere Avenue IG7 5ET**

Proposed garage conversion/extension.

Applicant: Mr Charan Jeev Singh Chana



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Case Officer: Loredana Ciavucco

**NO OBJECTION**

**6. EPF/0648/22 - Grove Cottage, Grove Lane, IG7 6JD**

Extension to existing rear outbuilding to create home office and gym space.

Applicant: Mr Amrish Gupta  
Case Officer: Marie-Claire Tovey

**OBJECTION** - The Council objects to applications which may result in inappropriate development or harm to the Green Belt. However, if the District's landscape and planning officers consider this application acceptable, whether with amendments or not, then the council will waive its objections. The Council considered that this application may not in line with the NPPF and SVLP, both of which state that any replacement building in Green Belt should be of a similar size to that which it replaces.

**7. EPF/0697/22 - 7 Lambourne Close, IG7 6EB**

Provide first floor en-suite bathroom facility for a registered disabled person

Applicant: Ms Jacqueline Kendall  
Case Officer: Rhian Thorley

**NO OBJECTION**

**8. EPF/0708/22 - 50 Forest Lane, IG7 5AE**

Application for Variation of condition (reduction in the overall GIA) to **EPF/2574/21**. (Proposed demolition of existing dwelling house and erection of a new seven-bedroom dwelling house)

Applicant: Mr Sanger  
Case Officer: Marie-Claire Tovey

**NO OBJECTION**

**9. EPF/0743/22 - Hainault Hall, 173 Lambourne Road, IG7 6JU**

Grade II Listed building consent for the removal of 23 (W-1 to W-23) unauthorized timber framed double glazed windows and 10 other rotten single glazed timber framed sash windows. Replacement of these with single glazed timber framed sash windows.

Applicant: Mr Aman Singh  
Case Officer: Alistair Prince

**OBJECTION** - The Council objects to applications which may result in inappropriate treatment or harm to Listed Buildings. However, if the Heritage Officer and Planning Officer



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consider this application acceptable, whether with amendments or not, then the council will waive its objections.

**10. EPF/0633/22 - Grange Court, 72 High Road, IG7 6PT**

Amendments to the approved layouts to allow for the communal entrance to the main building to be via the central main door and portico, an infill to the side to create a small extension, with associated amendments to the internal layout to the ground floor of the main house.

Applicant: Mr Stephen Ashton  
Case Officer: Ian Ansell

**OBJECTION** - The Council objects to applications which may result in inappropriate treatment or harm to Listed Buildings. However, if the Heritage Officer and Planning Officer consider this application acceptable, whether with amendments or not, then the council will waive its objections.

Cllr Jefcoate withdrew from the meeting and Cllr Costa took the chair

**11. EPF/0791/22 - 4 Puckridge Cottages Vicarage Lane, IG7 6LU**

Application for a proposed first floor rear addition.

Applicant: Mrs Michelle Whitmore  
Case Officer: Mohinder Bagry

It was **NOTED** two letters of support had been received

**OBJECTION** - The Council objects to applications which may result in inappropriate development or harm to the Green Belt. However, if the District's landscape and planning officers consider this application acceptable, whether with amendments or not, then the council will waive its objections.

Cllr Jefcoate returned to the meeting

**12. EPF/0633/22 Grange Court, 72 High Road , IG7 6PT**

Amendments to the approved layouts to allow for the communal entrance to the main building to be via the central main door and portico, an infill to the side to create a small extension, with associated amendments to the internal layout to the ground floor of the main house.

Applicant: Mr Stephen Ashton  
Case Officer: Ian Ansell

**OBJECTION** - The Council objects to applications which may result in inappropriate treatment or harm to Listed Buildings. However, if the Heritage Officer and Planning Officer



consider this application acceptable, whether with amendments or not, then the council will waive its objections.

**13. EPF/0278/22 - 51 Lechmere Avenue IG7 5HA**

Proposed part rear, side & double rear & side extension. (Amended Plans)

Applicant: Mr R Vekariya  
Case Officer: Alastair Prince

**NO OBJECTION**

**21.236 PLANNING APPLICATIONS – Information only**

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

**21.232 PLANNING DECISIONS**

Members **NOTED** the decisions of the District Council, as set out in the agenda. The Chair drew Members attention to those at 8c in the agenda where the Parish had not objected but officers had refused permission and asked members to ensure the familiarised themselves with the reasons for refusal

**21.237 APPEAL LODGED**

Members **NOTED** the lodged appeals as set out in the agenda and the submitted comment of this committee, on these applications and **RESOLVED** that written representations would be submitted to the Planning Inspectorate.

**21.238 CONSULTATIONS**

Members **NOTED** the consultations and had no comments

**21.239 EXCLUSION OF PUBLIC AND PRESS**

Members **CONSIDERED** the nature of the item and **RESOLVED** not to exclude the public and press given the information under discussion would be required to be made available under a Freedom of Information request

**21.240 CLOSED ENFORCEMENT NOTICES**

Members **NOTED** the enforcement notices that were closed by EFDC in the period 01/03/2022 - 31/03/2022

Signed .....  
**Chair**

Date .....