



**MINUTES**

**Meeting:** PLANNING COMMITTEE      **Date:** 7<sup>th</sup> April 2022      **Time:** 6.30pm

**Venue:** PARISH OFFICES, HAINAULT ROAD, CHIGWELL

**PRESENT: Councillors (4)**

Councillors: Celina Jefcoate (Chairperson), Elliot Costa (Vice-Chairperson),  
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.

**21.206 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.

**21.207 APOLOGIES FOR ABSENCE (5)**

Apologies were received from Councillors; Dr Naveed Akhtar, Rashni Chahal Holden, Rochelle Hodds, Syed Saqlain Raza and Faiza Rizvi.

**21.208 OTHER ABSENCES (0)**

Members **NOTED** that there were no other absences.

**21.209 MINUTES**

The Minutes of the Planning Committee which took place on 24<sup>th</sup> March 2022 were **CONFIRMED**.

**21.210 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 there was no declaration of interest.



## 21.211 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/0399/22, EPF/0414/22, EPF/0463/22 EPF/0395/22, EPF/0503/22 and EPF/0540/22 at the invitation of the Chairperson, the representatives spoke on the aforementioned applications.

## 21.212 PLANNING APPLICATIONS

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

EPF/0325/22 <i>Muhammad Rahman</i>	51 Hainault Road Chigwell IG7 5DH <i>Mr Nasar Hussain</i>	Single storey front extension, alterations to front elevation & replacement entrance gates & piers. ( <b>re-consultation</b> )
The Council <b>OBJECTS</b> to this application because the replacement gates are not in keeping with the existing street scene.		
EPF/0463/22 <i>Robin Hellier</i>	40 Hainault Road IG7 6QX <i>Jim Singh</i>	TPO/EPF/11/94 (Ref: T2 & T4) T1: Pine - Reduce stubs back to live growth & crown lift pendulous growth, as specified. T2: Lime - Crown reduce by up to 4m, as specified.
The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0278/22 <i>Alastair Prince</i>	51 Lechmere Avenue IG7 5HA <i>Mr R Vekariya</i>	Proposed part rear, side & double rear & side extension.
The Council <b>OBJECTS</b> to this application, because the proposed extensions would constitute an over-development of the site and cause damage to the host building. Further, the proposed extensions are not set-back from the neighbouring boundary.		
EPF/0399/22 <i>Ian Ansell</i>	57 Grange Crescent IG7 5JD <i>Mr Shahid Hanif</i>	Rear and side two storey extensions. Rear single storey extension. Proposed front porch. Dormer loft conversion.
The Council <b>OBJECTS</b> to this application, because the proposed extensions would constitute an over-development of the site, cause damage to the host building and create the potential for over-looking into the neighbouring property. Further, the absence of a street scene elevation has been noted by this committee.		
Members <b>NOTED</b> that one letter of objection to this application had been received and was circulated.		



EPF/0400/22 <i>Caroline Brown</i>	11 Chigwell Grange High Road IG7 6BF <i>Mr &amp; Mrs M Mercer</i>	Single storey rear extension.
<p>The Council has <b>NO OBJECTION</b> to this application.</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was circulated.</p>		
EPF/0409/22 <i>Marie-Claire Tovey</i>	9 Grove Cottages Grove Lane IG7 6JE <i>Ms S Burns</i>	Demolition of existing single storey rear extension and erection of single storey rear extension.
<p>The Council has <b>NO OBJECTION</b> to this application.</p>		
EPF/0414/22 <i>Rhian Thorley</i>	17 Lodge Close IG7 6JL <i>Ms Bing Zhang</i>	Two floor side and ground floor rear, part first floor rear extension.
<p>The Council <b>OBJECTS</b> to this application, because the proposed extension would constitute an over-development of the site and is not in keeping with the existing street scene</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was circulated.</p>		
EPF/0431/22 <i>Ian Ansell</i>	8 and 10 Northdene IG7 5JT <i>Mr &amp; Mrs Shawkat &amp; Kamrun Ali &amp; Nahar</i>	Single storey front extension and formation into single dwelling house at 8 - 10 Northdene.
<p>The Council has <b>NO OBJECTION</b> to this application.</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was circulated.</p>		
EPF/0504/22 <i>Ian Ansell</i>	1 Tomswood Road Chigwell Essex IG7 5QP <i>c/o agent</i>	Application for Variation of Condition 2 for <b>EPF/0840/18</b> . (Proposed apartment block (seven flats) on the site at 1 Tomswood Road).
<p>The Council <b>OBJECTS</b> to this application, because the proposed extension would constitute an over-development of the site and the suggested vehicular parking arrangements are insufficient.</p>		



EPF/0463/20 <i>Caroline Brown</i>	Land East Of 19 Orchard Way Chigwell IG7 6EE <i>Mrs P and Mr J Healy</i>	Erection of a three-storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, Amenity space and landscaping. <b>(Revision of EPF/ 0868/19)</b>
<p>The Council <b>OBJECTS</b> to this application because the proposed use of Green belt land would be inappropriate and the lack of visitor car-parking facilities, would likely cause an undesired increase in on-street parking. Further, it has been noted by the committee, that the Habitat assessment is out of date.</p> <p>Members <b>NOTED</b> that two letters of objection to this application had been received and were circulated.</p>		
EPF/0395/22 <i>Muhammad Rahman</i>	54 Lechmere Avenue IG7 5ET <i>Farrukh Iftikhar</i>	Application to determine if Prior Approval is required for a proposed Enlargement of a dwellinghouse by construction of additional storeys.
<p>The Council <b>OBJECTS</b> to this application, because the proposal would result in the loss of a bungalow, adversely impact upon the existing street scene and is not in keeping with the neighbouring property.</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was circulated.</p>		
EPF/0493/22 <i>Robin Hellier</i>	R/O 39-56 Retreat Way IG7 6EL <i>Mr Patricio Merchan Erraez</i>	TPO/EPF/18/88 (Ref: A4) T1: Sycamore - Crown reduce by up to 30%, as specified.
<p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0560/22 <i>Robin Hellier</i>	Highway tree in Bracken Drive, adjacent to 1 Glenside IG7 5RE <i>Dr Chittra</i>	TPO/EPF/17/09 (Ref: T26) T1: Hornbeam - Crown reduce overhanging branches by up to 3m, as specified.
<p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0592/22 <i>Robin Hellier</i>	31 Manor Road IG7 5PL <i>Chris Davies</i>	TPO/CHI/01/71 (Ref: A1) T1: Oak - Fell & replace, as specified. T3: Oak - Crown reduce height by up to 3m and lateral branches by up to 2m, as specified. T11: Oak - Reduce lowest main lateral system, as specified.
<p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0679/22 <i>Robin Hellier</i>	47 Stradbroke Drive IG7 5RA <i>Mrs Thaya Jatheeswaran</i>	TPO/EPF/17/09 (Ref: G2) T2: Oak & T4: Oak - Fell.
<p>The Council <b>OBJECTS</b> 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, <b>OBJECTED</b> 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/0503/22 <i>Ian Ansell</i>	Chigwell Nursery High Road IG7 5BL <i>c/o agent</i>	Demolition of existing buildings and construction of residential dwellings (Class C3), alterations to existing access, landscaping and associated works (Allocation CHIG R5).
<p>The Council <b>OBJECTS</b> to this application because the proposal would constitute as an over-development of the site and is poorly designed. The proposed structures are not in keeping with the existing aesthetic and would adversely impact upon the neighbouring listed buildings. The application does not propose a sufficient mixture and variety of affordable housing and there is a lack of car parking facilities, which fails to achieve the requisite parking standards, required by Essex County Council. The proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. Further, it is noted that the received Transport Statements 2.10 &amp; 2.11 are inaccurate.</p> <p>Members <b>NOTED</b> that ten letters of objection to this application had been received and were circulated.</p>		



EPF/0540/22 <i>Ian Ansell</i>	Grange Farm Centre High Road IG7 6DP <i>Mr R Draper</i>	Proposed demolition of a silo, concrete hardstanding & existing fence. Erection of a detached two storey, x3 no. bedroom dormer cottage for occupation of site manager. Erection of replacement fencing, provision of parking spaces & driveway (Ref: <b>EPF/2414/20</b> ).
<p>The Council <b>OBJECTS</b> 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 on the condition any associated rights to permitted development are rescinded.</p> <p>Members <b>NOTED</b> that one letter of objection to this application had been received and was circulated.</p>		
EPF/0601/22 <i>Ian Ansell</i>	Rolls Park, Barringtons High Road IG7 6DJ <i>Mr and Mrs B Murphy</i>	Continued use as a residential garden.
<p>The Council <b>OBJECTS</b> to this application, because the proposal has the potential to be inappropriate development/to impact on the openness of the Green Belt. Further, it is noted by this committee that the submitted documents are not aligned to the plans drafted in 2010.</p>		
EPF/3085/21 <i>Alastair Prince</i>	31 Manor Road IG7 5PL <i>Mr T Welley</i>	Proposed detached double garage.
<p>The Council <b>OBJECTS</b> to this application because the proposed structure would constitute as an over-development and is excessive in size. Further, the garage would be sited in front of the existing building line.</p>		

### 21.213 PLANNING APPLICATIONS – Information only

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

### 21.214 PLANNING DECISIONS

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

### 21.215 APPEAL LODGED



Members **NOTED** the lodged appeal 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**.
- A written representation would be drafted, and then duly conveyed to the Planning Inspectorate.

**21.216 CONSULTATION FOR PLANNING APPLICATION**

Members were advised that correspondence has been received from Brentwood Borough Council/EFDC regarding a hybrid planning application, as detailed, at Land South of A127 East of M25 junction 29 Codham Hall, Codham Hall Lane, Great Warley, Essex.

Members **CONSIDERED** the received 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.

**21.217 CONSULTATION FOR PLANNING APPLICATION**

Members were advised that correspondence has been received from Waltham Forest District Council/EFDC regarding a demolition and planning application, as detailed, at Unit 2, 210 Church Road, Leyton, London, E10 7JQ.

Members **CONSIDERED** the received 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.

**21.218 ENFORCEMENT NOTICE DECISIONS**

Members **NOTED** the enforcement notice decision as set out in the agenda.

The meeting closed at 8.00 pm.

Signed .....  
**Chairman**

Date .....