



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 21st February 2019 **Time:** 7.30PM

Venue: COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (4)

Councillors, Richard Alvin (Chairman), #Naveed Akhtar, #Kewal Chana and Roger Farthing.

Officers (1)

Anthony-Louis Belgrave – Clerk to the Council.

Also in Attendance (12)

There were twelve members of the public in attendance.

For part of the meeting.

18.130 APOLOGIES FOR ABSENCE (7)

Apologies were received from Councillors, Deborah Barlow, Rochelle Hodds, John Knapman, Alan Lion, Brian Sandler, Barry Scrutton and Darshan Singh Sunger.

18.131 OTHER ABSENCES (0)

NOTED that there were no other apologies.

18.132 MINUTES

The Minutes of the Planning Committee which took place on 6th February 2019 were **CONFIRMED**.

18.133 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 Chana declared a personal, and prejudicial interest in Planning Application Number EPF/0053/18 on the grounds he is the agent and architect for this application. Accordingly, he left the meeting when the application was discussed, took no part in the consideration and did not vote.

Councillor Akhtar arrived at the meeting.



18.134 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there were seven representations from members of the public to speak on Planning Application numbers EPF/0053/19, EPF/0159/19 and EPF/3195/19 at the invitation of the Chairman, the representatives spoke on the aforementioned applications.

18.135 PLANNING APPLICATIONS

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

Councillor Chana left the meeting.

EPF/0053/19 <i>Ian Ansell</i>	31 Chester Road Chigwell Essex IG7 6AH <i>Mr Ahmed Chowdury</i>	Two storey rear extension. (Revised application to EPF/1523/18)
<p>The Council OBJECTS to this application, because the proposed two storey rear extension is considered an over-development of the existing structure. The visual amenity of the neighbouring property would be adversely affected, and a loss of light would occur, even with the suggested revisions.</p> <p>Members NOTED that two letters of objection to this application had been received and were displayed.</p>		

Councillor Chana returned to the meeting.

EPF/0055/19 <i>Sukhdeep Jhooti</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Singh</i>	Revision to approved application EPF/0959/18 for the erection of replacement single storey outbuilding in the rear garden to serve as an ancillary annexe.
<p>The Council has NO OBJECTION to this application, subject to the proposed outbuilding remaining as an ancillary to Hainault Hall. Further, because of the Grade 2 listed building status of Hainault Hall, prior approval must be sought from an appropriately qualified Listed Building Planning Officer.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		



EPF/0062/19 <i>Sukhdeep Jhooti</i>	22 Bracken Drive Chigwell IG7 5RF <i>Mrs. A Cupidore</i>	Proposed ground & lower ground side extension with a front porch and front dormer.
<p>The Council has NO OBJECTION to this application however this committee wishes to highlight that there are recognised concerns that the proposed lower ground side extension would be inappropriate, because of issues with the water-table in this area of Chigwell.</p>		
EPF/0159/19 <i>Ian Ansell</i>	152 Trotwood Chigwell IG7 5JW <i>Mr Imran Nisar</i>	Double storey rear & single storey side extension.
<p>The Council OBJECTS to this application because the submitted plans do not reflect the reality of the existing site. This committee requests that the appropriate authorities re-examine the plans more thoroughly prior to validation to prevent misinterpretations.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/0208/19 <i>Ian Ansell</i>	Land adjacent to 26 Maypole Drive Chigwell IG7 6DE <i>Mr J Oddi</i>	Demolition of existing garages & rebuild to provide 3no. garage units.
<p>The Council OBJECTS to this application, because the proposal would be inappropriate and an over development of the site.</p>		
EPF/2806/18 <i>Corey Isolda</i>	25 Tomswood Road Chigwell IG7 5QP <i>Mr I Sahar</i>	Demolition of existing bungalow & erection of a new house.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/0025/19 <i>Jonathan Doe</i>	31 Lambourne Road Chigwell IG7 6EZ <i>Mr Bach Singh</i> <i>Matharu</i>	Two storey side & single storey rear extension with a new porch.
<p>The Council has NO OBJECTION to this application.</p>		



EPF/0126/19 <i>Muhammad Rahman</i>	32 Ely Place Woodford Green IG8 8AG <i>Mrs Jennifer Rosenthal</i>	Two storey side extension & first floor rear extension.
The Council has NO OBJECTION to this application.		
EPF/0254/19 <i>Marie-Claire Tovey</i>	16 Dacre Gardens Chigwell IG7 5HG <i>Mr Ginda Singh</i>	Enlargement of existing rear dormer including Juliet balcony and two front dormers.
The Council has NO OBJECTION to this application.		
EPF/3195/18 <i>Ian Ansell</i>	Chigwell Garden Centre 245 High Road Chigwell IG7 5BL <i>Mr David Roe</i>	Demolition and removal of existing dwelling, storage buildings, associated commercial structures and car park, and the erection of 100-bedroom high-quality care home with associated access, vehicle parking, hard and soft landscaping, structural landscaping and site infrastructure.
<p>The Council OBJECTS to this application because it does not demonstrate the special circumstances necessary for such development within the Green Belt. However, this committee requests that in the event the authorities are able to arrange the requisite special circumstances, an amendment could be included that prevents any future development on the area of land adjacent to this site. Further, this committee has severe safety concerns pertaining to the placement of the site access onto Chigwell High Road.</p> <p>Members NOTED that one letter of objection to this application had been received and was displayed.</p>		
EPF/0153/19 <i>Jonathan Doe</i>	215 High Road Chigwell Essex IG7 5BJ <i>Mr. Jason Gilbert</i>	Ground floor rear and side extension with new porch, first floor extension and loft conversion with front bay revised. (Revised application to EPF/0527/16)
<p>The Council OBJECTS to this application, because the proposed extensions are poorly designed, one of which would extend unacceptably close to the TPO'd tree.</p>		

Members **NOTED** that there was one application for information from the District Council.



18.136 PLANNING DECISIONS

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

18.137 REPORT OF THE RESPONSIBLE FINANCIAL OFFICER

a) List of Cheques

It was moved by the Vice-Chairman and **RESOLVED** that:

the list of cheques signed up to 18th February 2019 be **APPROVED**.

The meeting closed at 8.30pm.

Signed
Chairman

Date