



MINUTES

Meeting: PLANNING COMMITTEE **Date:** 24th April 2019 **Time:** 7.30PM

Venue: COUNCIL OFFICES, HAINAULT ROAD, CHIGWELL

PRESENT: Councillors (7)

Councillors, Richard Alvin (Chairman), Kewal Chana, Roger Farthing, Alan Lion, Brian Sandler, Barry Scrutton and #Darshan Singh Sunger.

Officers (1)

Anthony-Louis Belgrave – Clerk to the Council.

Also in Attendance (4)

There were four members of the public in attendance.

For part of the meeting.

18.167 APOLOGIES FOR ABSENCE (3)

Apologies were received from Councillors: Naveed Akhtar, Deborah Barlow and Rochelle Hodds.

18.168 OTHER ABSENCES (0)

NOTED that there were no other apologies.

18.169 MINUTES

The Minutes of the Planning Committee which took place on 10th April 2019 were **CONFIRMED**.

18.170 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 Sunger declared a prejudicial and pecuniary interest in Planning Application Numbers EPF/0667/19 and EPF/0737/19 on the grounds he is a business associate of the applicants. Accordingly, he left the meeting when the applications were discussed, took no part in the respective consideration of these applications and did not vote.



18.171 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members **NOTED** that there was one representation from a member of the public to speak on Planning Application number EPF/0702/19, at the invitation of the Chairman, the representative spoke on the aforementioned application.

18.172 PLANNING APPLICATIONS

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

EPF/0671/19 <i>Muhammad Rahman</i>	41 Chigwell Rise Chigwell IG7 6AQ <i>Mr A Bansal</i>	Two storey rear extension, first floor rear/side extension, ground floor front extension and loft conversion with roof light windows to include two front & two rear dormers. (Minor amendment to previously approved applications, most recent: EPF/2282/14).
The Council has NO OBJECTION to this application.		

Councillor Sunger left the meeting.

EPF/0667/19 <i>Marie-Claire Tovey</i>	Woodview Lambourne Road Chigwell IG7 6HX <i>Mr Harnoop Atkar</i>	Application for Removal of Condition 20 "approved drawings" for EPF/2473/16 . (Demolition of 22 bedroom residential dwelling & associated 3 bedroom retirement dwelling & garages/outbuildings, and replacement with a new 3 storey 72 bed care home and one three storey block containing 25 retirement living apartments, together with 51 car parking spaces & landscaping) to allow for the remodel of the approved basement parking in exchange for additional surface parking.
The Council OBJECTS to this application, because the planning conditions have been engaged by the respective Planning Officer for legitimate reasons. However, if the Planning authority considers there do now exist valid planning grounds for the removal of Condition 20, then this committee is willing to defer to this professional verdict. Further, this committee requests that a detailed explanation of the planning condition is included in future applications of this type.		

Councillor Sunger returned to the meeting.



EPF/0687/19 <i>Muhammad Rahman</i>	66 Manor Road Chigwell IG7 5PG <i>Mr M Patel</i>	Proposed two storey rear infill extension & front roof extension to provide passenger lift overrun.
The Council has NO OBJECTION to this application.		
EPF/0697/19 <i>Marie-Claire Tovey</i>	St. Mary's Church High Road Chigwell Essex IG7 6QQ <i>Net on behalf of Telefonica Net on behalf of Telefonica</i>	Proposed installation of x1 no. GPS antenna & associated development.
The Council has NO OBJECTION to this application.		
EPF/0702/19 <i>Sukhdeep Jhooti</i>	86 Bracken Drive Chigwell IG7 5RD <i>Mr & Mrs Khadem</i>	Proposed two storey rear/side extension with a loft conversion.
The Council has NO OBJECTION to this application.		
EPF/0716/19 <i>Sukhdeep Jhooti</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Singh</i>	Application for Variation of Condition 3:- "approved plans" for EPF/0348/18 (Retention of height of rear pool building, roof light windows, excavation of pool building by 1.2M to create mezzanine floor above pool, alterations to & raising of existing garage roof building with formation of basement in existing garage building for use as gym with rooms above).
The Council OBJECTS to this application, because the planning conditions have been engaged by the respective Planning Officer for legitimate reasons. However, if the Planning authority considers there do now exist valid planning grounds for the variation of Condition 3, then this committee is willing to defer to this professional verdict. Further, this committee requests that a detailed explanation of the planning condition is included in future applications of this type.		



EPF/0893/19 <i>Sukhdeep Jhooti</i>	Hainault Hall 173 Lambourne Road Chigwell IG7 6JU <i>Mr Singh</i>	Variation of condition 5 'approved plans' on planning application LB/EPF/0349/18 (Grade II listed building application for retention of height of rear pool building with incorporation of roof light windows, excavation of pool building by 1.2m to create mezzanine floor above pool, alterations to and raising of roof of existing garage building, and formation of basement in existing garage building to be used as a gym with rooms above)
<p>The Council OBJECTS to this application, because the planning conditions have been engaged by the respective Planning Officer for legitimate reasons. This property is a Grade II listed building, accordingly the conditions imposed by the planning authority exist for the protection of this recognised Heritage asset. However, if the Planning authority and the Listed building officers concur that there are valid grounds for the variation of Condition 5, then this committee is willing to defer to this professional verdict. Further, this committee requests that a detailed explanation of the planning condition is included in future applications of this type.</p>		
EPF/0350/19 <i>Marie-Claire Tovey</i>	David Lloyd Chigwell Roding Lane Chigwell IG7 6BQ <i>Mr Croucher</i>	Proposed new spa garden with associated buildings and fencing.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/0364/19 <i>Sukhdeep Jhooti</i>	99-101 101 Manor Road Chigwell IG7 5PN <i>Mr Alex Aviram</i>	Demolition of existing pair of semi-detached dwellings & erection of x9 no. self-contained unit part three part four storeys (4x3bed, 3x2bed and 1x1bed and 1xstudio), creating 12 parking bays at the rear & 12 cycle store.
<p>The Council STRONGLY OBJECTS to this application, because the proposed development is thoroughly out of character with the existing aesthetic of the locality and poorly designed. Further, the proposed parking facilities are wholly inadequate for a residential development for this capacity.</p>		



EPF/0734/19 <i>Muhammad Rahman</i>	Land Rear Of 80 Hainault Road Chigwell IG7 5DH <i>Mr Richard Bull</i>	Construction of two detached bungalows on disused land. (Revision to EPF/1661/18)
<p>The Council STRONGLY OBJECTS to this application because the proposed bungalows are an inappropriate rear garden development and the suggested parking arrangements are wholly inadequate. The access road is unacceptably narrow, as it can only accommodate singular flow traffic and would be proved deficient, in the event emergency access is required. Further, vehicles entering the site would have to wait at the entrance, thereby causing an unacceptable obstruction on Hainault road. Additionally, this construction will be to the detriment of several trees on the site, all of which have TPO's.</p>		
EPF/0768/19 <i>Natalie Price</i>	8 Chigwell Park Drive Chigwell IG7 5BD <i>Mr Michael Robin</i>	Proposed porch extension with a gable roof.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/0776/19 <i>Ian Ansell</i>	132 Hainault Road Chigwell IG7 5DL <i>Mr T Mustafa</i>	Proposed front boundary wall, gates & railings.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/0777/19 <i>Ian Ansell</i>	2 Park View Chigwell IG7 5DF <i>Mr & Mrs Kiaran Johal</i>	Proposed single storey rear extension.
<p>The Council has NO OBJECTION to this application.</p>		
EPF/0788/19 <i>Natalie Price</i>	17 Hycliffe Gardens Chigwell IG7 5HJ <i>Mr & Mrs J Lester</i>	Demolition of existing garage, side and rear extension, construction of new single storey side and rear extensions, alterations to front entrance.
<p>The Council has NO OBJECTION to this application.</p>		



Councillor Sunger left the meeting.

EPF/0737/19 <i>Ian Ansell</i>	Imperial Heights 126 Manor Road Chigwell Essex IG7 5PR <i>Archiplan</i>	Application for Variation of Conditions for EPF/3281/16 . 2-"approved drawings", 11-"vehicle parking and turning areas" & 16-"No additional windows be inserted". (Variation to amend windows, roof windows & dormers, amended ridge height & loft conversion to flat no. 10. Material change to the landscape.
<p>The Council STRONGLY OBJECTS to this application, because the planning conditions are engaged by the respective Planning Officer for legitimate planning reasons. Further, the proposed variation of these conditions could result in an acute loss of privacy for the neighbouring properties.</p>		

Councillor Sunger returned to the meeting.

EPF/0785/19 <i>Robin Hellier</i>	86 Bracken Drive Chigwell IG7 5RD <i>Mr & Mrs Khadem</i>	TPO/EPF/19/09 (Ref: T31 & T41) T1: Oak & T2: Oak - Fell and replace, 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>		

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

18.173 PLANNING DECISIONS

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

18.174 ENFORCEMENT NOTICE DECISIONS

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



18.175 REPORT OF THE RESPONSIBLE FINANCIAL OFFICER

a) List of Cheques

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

the list of cheques signed up to 24th April 2019 be **APPROVED**.

18.176 EXCLUSION OF THE PUBLIC AND THE PRESS

The Clerk advised Members that the following matters should be considered as confidential, because the nature of the business and proceedings to be transacted, would likely result in confidential information being disclosed. The Principal Planning Officer advises that the following items detail information relating to enforcement investigations, that have not yet been formerly concluded.

After discussions, because there were members of the public in attendance, and the agenda contained exempt items, it was moved by the Chairman and **RESOLVED** that:

- The public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed.

18.177 ENFORCEMENT NOTICE

Members **NOTED** the eight enforcement notices as set out in the agenda.

The meeting closed at 8.00pm.

Signed

Chairman

Date