



**MEETING OF THE
PLANNING COMMITTEE**

Convened under Standing Order 15a

To be convened: Thursday 11 May 2023

Time: 7:30pm

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

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.

Members are respectfully reminded that each item of business should be carefully
examined, with any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr Naveed Akhtar (Chair)
Cllr Celina Jefcoate
Cllr. Elliot Costa
Cllr Faiza Rivzi
Cllr Lisa Skingsley Morgan
Cllr Tes Gaffar

Cllr Syed Raza (Vice Chair)
Cllr Rashni Chahal-Holden
Cllr Rochelle Hodds
Cllr Pranav Bhanot
Cllr Renu Phull

Members of the press and public are invited to attend this meeting. Members of the Public and Councillors are asked to note that in accordance with Standing Orders 3 (i) and the Local Government Transparency Code 2015, photographing, recording, broadcasting, transmitting or otherwise reporting the proceeding of a meeting may take place.

Cllr. Naveed Akhtar

Cllr. Celina Jefcoate

Acting Proper Officer
Cllr. Naveed Akhtar

Acting Proper Officer
Cllr. Celina Jefcoate

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

3. MINUTES

To receive and confirm the minutes of the meeting held 23 March 2023 (Appendix 1)

4. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

7a) To **CONSIDER** the following applications, received for the weeks ending 31 March, 25 March, 6 April, 14 April, 21 April and 28 April 2023

i) EPF/0601/23 - 46, Manor Road, Chigwell, IG7 5PE

Single storey rear extension and single storey front porch/garage extension

To Note:

Status: Under consultation

ii) EPF/0652/23 - Fairlight, 14 Lee Grove, Chigwell, IG7 6AF

Double-storey rear and part front extension, and accommodation in the loft. New gates and rails to the front driveway.

To Note:

Status: Under consultation

iii) EPF/0673/23 - 27 Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T17)

T1: Oak - Crown reduce by up to 2m, as specified.

To Note:
TPO: Yes
Status: Under consultation
Suggested comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

iv) EPF/0757/23 - 9 New Forest Lane, Chigwell, IG7 5QN

TPO/EPF/14/95 - T1: Hornbeam - Crown reduce and lift, as specified

To Note:

To Note:
TPO: Yes
Status: Under consultation
Suggested comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

v) EPF/0763/23 - 9 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

TPO/EPF/54/08

T1: Hornbeam - Crown reduce to previous pruning points, as specified.

T2: Oak - Selective reduction of branches overhanging shed, as specified.

To Note:
Status: Under consultation
Suggested comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

vi) EPF/0712/23 - 1, Audleigh Place, Chigwell, IG7 5QT

Single storey rear extension, resubmission of EPF/2768/22

To Note:
Status: Under consultation

vii) EPF/0716/23 - Chigwell Traffic Base, M11, Chigwell, Epping Forest

Erection of 2.4m security fencing

To Note:

Green Belt:

No

Status:

Under consultation

viii) EPF/0789/23 - 19, High Meadows, Chigwell, IG7 5JY

Erection of single storey rear/side extension.

To Note:

Status:

Under consultation

ix) EPF/0803/23 - 20, Brook Way, Chigwell, IG7 6AW

Proposed conversion of garage into habitable room with proposed single storey side and front extension and, proposed first floor rear extension.

To Note:

Status:

Under consultation

x) EPF/0087/23 - 1, Grange Crescent, Chigwell, IG7 5JB

Retention of the Loft Conversion Rear Dormer.

To Note:

Retrospective

Status:

Under consultation

xi) EPF/0549/23 - 476 -542 Limes Avenue, Chigwell, IG7 5NF

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status:

Under consultation

xiii) EPF/0546/23 - 147 -213 Copperfield, Chigwell, IG7 5NJ

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status:

Under consultation

xiv) EPF/0513/23 - 491-505 Copperfield, Chigwell, IG7 5NS

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

To Note:

Status: Under consultation

xv) EPF/0551/23 - 405 -419 Copperfield, Chigwell, IG7 5NR

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

To Note:

Status: Under consultation

xvi) EPF/0547/23 - 59 - 137 Copperfield, Chigwell, IG7 5NH

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status: Under consultation

xvii) EPF/0548/23 - 322-378 Limes Avenue, Chigwell, IG7 5NB

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status: Under consultation

xviii) EPF/0553/23 - 306 -320, Limes Avenue, Chigwell, IG7 5NA

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

To Note:

Status: Under consultation

xix) [EPF/0545/23](#) - 1-57 Copperfield, Chigwell, IG7 5NQ

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status: Under consultation

xx) [EPF/0550/23](#) - 380 -468 Limes Avenue, Chigwell, IG7 5ND

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status: Under consultation

xxi) [EPF/0552/23](#) - 216-230 Limes Avenue, Chigwell, IG7 5LZ

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

To Note:

Status: Under consultation

xxii) [EPF/0665/23](#) - 507 - 563 Copperfield, Chigwell, IG7 5LB

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status: Under consultation

xxiii) [EPF/0666/23](#) - 661 - 717, Copperfield, Chigwell, IG7 5LA

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

To Note:

Status: Under consultation

xxiv) [EPF/0677/23](#) - 47, Hainault Road, Chigwell, IG7 5DQ

Replacement of existing dwelling with a house that will appear as two storey in scale, with a second floor of accommodation within the roof, plus a basement to provide a 6 bedroom house.

To Note:

Status: Under consultation

xxv) [EPF/0706/23](#) - 11, Daleside Gardens, Chigwell, IG7 6PR

Proposed construction of three dormer roofs.

To Note:

Status: Under consultation

xxvi) [EPF/0938/23](#) - Grange Farm, The Pavilion Sports Centre, High Road, IG7 6DP

TPO/EPF/09/12 (Ref: T18). T37: Oak - Crown reduce height by up to 2.5m, as specified. Crown reduce lateral branches by up to 3.5m, as specified.

To Note:

TPO: Yes

Status: Under consultation

Suggested comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

xxvii) [EPF/2917/22](#) - Land between No 44a and No 46, Coopers Close, Chigwell, IG7 6EU

New bungalow dwelling on vacant land on empty corner site, with solar panels, and off street parking.

Status: Refused

xxviii) [EPF/0588/23](#) - Land at junction with High Road & Chigwell Rise, Chigwell, IG7 6AR

TPO/EPF/02/23 - T1-T4: Oak - Fell.

To Note:

Objections received Yes

TPO: Yes

Status: Under consultation
Suggested comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

xxix) [EPF/0602/23](#) - 27, Bracken Drive, Chigwell, IG7 5RG

TPO/EPF/17/09 (Ref: T7 & T32)

T7: Oak & T32 Goat Willow - Root prune, as specified, to install a root barrier at 27 Bracken Drive.

To Note:
TPO: Yes
Status: Under consultation
Suggested comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

xxx) [EPF/0617/23](#) - 20, Forest Lane, Chigwell, IG7 5AETPO/EPF/16/97

T39: Oak - Fell and replace, as specified.

To Note:
TPO: Yes
Status: Consented

xxxi) [EPF/0638/23](#) - 29, Forest Lane, Chigwell, IG7 5AF

TPO/EPF/16/97 (Ref: T14)

To Note:
TPO: Yes
Status: Consented

7b) To **CONSIDER the responses if required to the following **APPEALS AGAINST REFUSALS** received**

i) [EPF/2615/22](#), [APPEAL AP-13190](#) - 27, Stradbroke Drive, Chigwell, IG7 5RB

Extension to the existing basement, single storey rear and part side extension, and erection of a first floor with loft conversion with front and rear dormers to convert the existing three bedroom bungalow into a four bed house.

To Note:
Green Belt: No
Listed: No

Comment by: TBC

ii) EPF/2640/22, APPEAL AP-13191 - 3, Linkside, Chigwell, IG7 5DN

Single-storey (rear/side/front) extensions, roof alterations with rear box dormer inc. Juliet balcony, and a further Juliet balcony at first floor level.

To Note:

Green Belt: No

Listed: No

Comment by: TBC

iii) EPF/1249/22, APPEAL AP-13156 - New Barns Farm, Roding Lane, IG7 6BJ

Demolition of existing light industrial building and construction of 5 dwellings (5 x 4 bed dwellings), associated car parking, bin/cycle storage and vehicular access.

To Note:

Green Belt: Yes

Listed: Adjacent to listed building

Comment by: 22 May

iv) EPF/1098/22, APPEAL AP-13184 - 25 Tomswood Road, Chigwell, IG7 5QP

Application for variation of condition 2 'Plan numbers' to EPF/2806/18 (Demolition of existing bungalow and erection of a new house that was allowed on appeal).
The main changes are:

1. Two storey front extension;
2. Part single-Part two storey rear extension; and
3. Additional flank windows.

1. Two storey front extension;
2. Part single-Part two storey rear e

To Note:

Green Belt: No

Listed: No

Comment by: 20 April

v) EPF/0172/21 - AP-13169 - 5 Grange Crescent, Chigwell, IG7 5JB

Outline application for demolition of the existing dwellinghouse and its replacement with a new build to provide 5 new flats (Revised scheme to EPF/1146/20).

To Note:

Green Belt: No

Listed: No

Comment by: 02 May

7c) To **NOTE** and **CONSIDER** if required, the following Lawful Development Applications - Proposed (prospective applications where works have not yet been carried out)

i) EPF/0776/23- Lawful Development Certificate: Proposed - 9, Bracken Drive, Chigwell, IG7 5RG

Certificate of lawful development for proposed loft conversion with hip to gable and rear dormer.

ii) EPF/2924/22 - Area within Limes Avenue & Copperfield Estate

Application for a Lawful Development Certificate for proposed installation of outdoor gym equipment.

iii) EPF/0590/23 - 9, Lee Grove, Chigwell, IG7 6AD

Certificate of lawful development for a proposed garden room.

7d) To **NOTE** and **CONSIDER** if required, the following Approval of details reserved by a condition

i. EPF/0650/23 - Approval of details reserved by a condition 78 Bracken Drive, Chigwell, IG7 5RD

Approval of Details Reserved by Conditions 5 'Landscaping and 7 'Arboricultural Impact Assessment' of EPF/2132/19 (New detached single-family dwelling to replace existing bungalow)

To Note:

Green Belt:	Yes
Listed:	No
Status:	Refused

ii. EPF/0809/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 4 'FRA' and condition 6 'Foul and Surface Water' on planning permission EPF/1381/20 (Relocation of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive location within the site)

To Note:

Green Belt:	Yes
Listed:	No
Status:	Under consultation

iii. EPF/0853/23 - 41, Manor Road, Chigwell, IG7 5PL

Application for approval of details reserved by condition 7 'levels' condition 8 'Surface Water', condition 11 'Tree Protection', condition 12 'Flood Risk', condition 13 'Contamination', condition 21 'Basement Impact Assessment' and condition 22 'Superfast Broadband' on planning permission EPF/2267/19 (Proposed new house with basement adjacent no.41 and new crossover)

To Note:

Green Belt:	No
Listed:	No
Status:	Under consultation

iv. EPF/0825/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 3 'Arboricultural Method Statement and Tree Protection Plan' on planning permission EPF/1381/20 (Relocation of approved dwellings (EPF/0684/18 and EPF/2591/18) to more cohesive locations within the site)

To Note:

Green Belt:	Yes
Listed:	No
Status:	Under consultation

v. EPF/0826/23 - Cedar Park, High Road, Chigwell, IG7 5AL

Application for approval of details reserved by condition 3 'Details of the method of construction and strengthening of the foundations ' on EPF/2287/20 (Grade II listed building application to rebuild damaged section of garden wall)

To Note:

Green Belt:	No
Listed:	Yes
Status:	Under consultation

vi. EPF/0883/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 5 'Contamination' on EPF/1381/20 (Relocation of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive locations within the site)

Councillors are asked to note that in the exercise of their functions, they must take note of the following: equal opportunities; crime and disorder; human rights; health and safety and biodiversity

Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not practical to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.