

MEETING OF THE PLANNING COMMITTEE

Convened under Standing Order 15a

To be convened: Wednesday 24 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 Cllr Syed Raza

Cllr Celina Jefcoate Cllr Rashni Chahal-Holden

Cllr. Elliot Costa

Cllr Rochelle Hodds

Cllr Faiza Rivzi

Cllr Pranav Bhanot

Cllr Lisa Skingsley Morgan

Cllr Renu Phull

Cllr Tes Gaffar

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.

*Olga Linkeviciene*Acting Proper Officer

Date: 19th May 2023

AGENDA: PLANNING MEETING

AGENDA

DATE: 24 MAY 2023

1. RECORDING OF MEETINGS

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.

2. APOLOGIES FOR ABSENCE

3. 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.

4. MINUTES

To receive and confirm the minutes of the meeting held 11 May 2023 (Appendix 1)

5. 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.

- **6a)** To **CONSIDER** the following applications, received for the weeks ending 5 May and 12 May
- i) EPF/0900/23 773, Chigwell Road, Chigwell, IG8 8AU

Single storey rear extension

To Note:

Status: Under consultation

ii) EPF/0913/23 - 33 and 35 Oak Lodge Avenue, Chigwell, IG7 5JA

Two storey side extension, two storey rear extension following demolition of side garage at 33 Oak Lodge Avenue. First floor infill extension at 35 Oak Lodge Avenue.

To Note:

Status: Under consultation

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iii) EPF/0438/23 - 22 Oak Lodge Avenue, Chigwell, IG7 5HZ

Part ground, part first floor extensions to the side and rear and loft conversion with roof alterations/dormer.

To Note:

Status: Under consultation

iv) <u>EPF/0937/23</u> - 88, Manor Road, Chigwell, IG7 5PQ

Demolition of existing dwelling and construction of replacement dwelling.

Status: Under consultation

v) <u>EPF/0946/23</u> - 10, Chester Road, Chigwell, IG7 6AJ

Two Storey Side extension, Two Storey Rear extension and Roof Alterations.

To Note:

Status: Under consultation

vi) <u>EPF/0955/23</u> - 1, Audleigh Place, Chigwell, IG7 5QT

Loft conversion with two front dormers and one rear dormer.

To Note:

Status: Under consultation

vii) EPF/0009/23 - 69, Hainault Road, Chigwell, IG7 5DL

Demolition of existing 2 storey chalet and replacement with new 3 storey family home.

To Note:

Status: Under consultation

viii) EPF/0582/23 - 9, Dacre Gardens, Chigwell, IG7 5HH

Proposed porch extension, single storey rear extension and first floor side extension with internal alterations.

To Note:

Status: Under consultation

ix) EPF/0322/23 - 25, Bracken Drive, Chigwell, IG7 5RG

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The removal of existing rear extension and loggia, with new rear extension using same footprint.

DATE: 24 MAY 2023

To Note:

Status: Under consultation

x) EPF/0821/23 - 29, Forest Avenue, Chigwell, IG7 5BP

Two storey side and rear extension

To Note:

Status: Under consultation

xi) <u>EPF/0667/23</u> - 565 -653 Copperfield, Chigwell, IG7 5LE

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

xii) <u>EPF/0863/23</u> - 42, Lechmere Avenue, Chigwell, IG7 5ET

Single storey front facing side extension, and modifications to front door, steps and porch roof.

To Note:

Status: Under consultation

xii) EPF/0929/23 - 9, Lambourne Close, Chigwell, IG7 6EB

Single storey rear extension to form conservatory.

To Note:

Status: Under consultation

- **6b)** To **NOTE** and **CONSIDER** if required, the following Lawful Development Applications Proposed (prospective applications where works have not yet been carried out)
- i) <u>EPF/0927/23</u> Lawful Development Certificate: Proposed 8 Puckridge Cottages, Vicarage Lane, Chigwell, IG7 6LU

Certificate of lawful development for proposed shepherd hut for ancillary accommodation.

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7) To **NOTE** the following correspondence from Epping Forest Council

i) TPO/EPF/06/23 - 33 High Meadows, Chigwell, IG7

Creation of a tree preservation order at the above address (Appendix 1)

ii) ENF/0303/22 - ENFORCEMENT NOTICE - LUXBOROUGH LAKES

Enforcement Action by EFDC (Appendix 2)

8) TRAINING

Members to note the Introduction to Planning Briefing session offered by EALC on Saturday 10 June and to note the requirements for members to undergo planning training every two years.

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 is 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.

DOCUMENT 1

Tree Preservation Order

Town and Country Planning Act 1990 Regulation 3(1)

TPO/EPF/06/23

33 High Meadows, Chigwell Essex, IG7 5JY

The EPPING FOREST DISTRICT COUNCIL in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as TPO/EPF/06/23

Interpretation

2. –(1) In this Order "the authority" means EPPING FOREST DISTRICT COUNCIL (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- **3.** –(1) Subject to article 4, this Order takes effect provisionally on 19th May 2023. (2) Without prejudice to subsection (7) of Section 198 (power to make tree preservation orders) or subsection (1) of Section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of Section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this: 18th May 2023

Signed: Julie GMreu

Authorised by the Council to sign in that behalf

CONFIRMATION O		
This Order was confirmed by EPPING I modification on the	-OREST DISTRICT COUNCIL WITHOUT	
Signed:	Signed:	
Authorised by the Council to sign in that behalf		
This Order was confirmed by EPPING FORE modifications indicated by on the	EST DISTRICT COUNCIL subject to the	
Signed:	Signed:	
Authorised by the Council to sign in that behalf		
DECISION NOT TO	CONFIRM ORDER	
A decision not to confirm this Order was COUNCIL on the		
Signed:	Signed:	
Authorised by the Council to sign in that behalf		
VARIATION OF	ORDER	
This Order was varied by EPPING FOREST DISTRICT COUNCIL on the under the reference number		
Signed:	Signed:	
Authorised by the Council to sign in that behalf		
REVOCATION OF ORDER This Order was revoked by EPPING FOREST DISTRICT COUNCIL on the under the reference number		
Signed:	Signed:	
Authorised by the Council to sign in that behalf	•	

APPENDIX 1

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually

(encircled in black on the map)

Reference on map Description Situation

T1 Oak

Trees specified by reference to an area

(within a dotted black line on the map)

Reference on map Description Situation

None None

Groups of trees

(within a broken black line on the map)

Reference on map Description Situation

(including number of trees in the group)

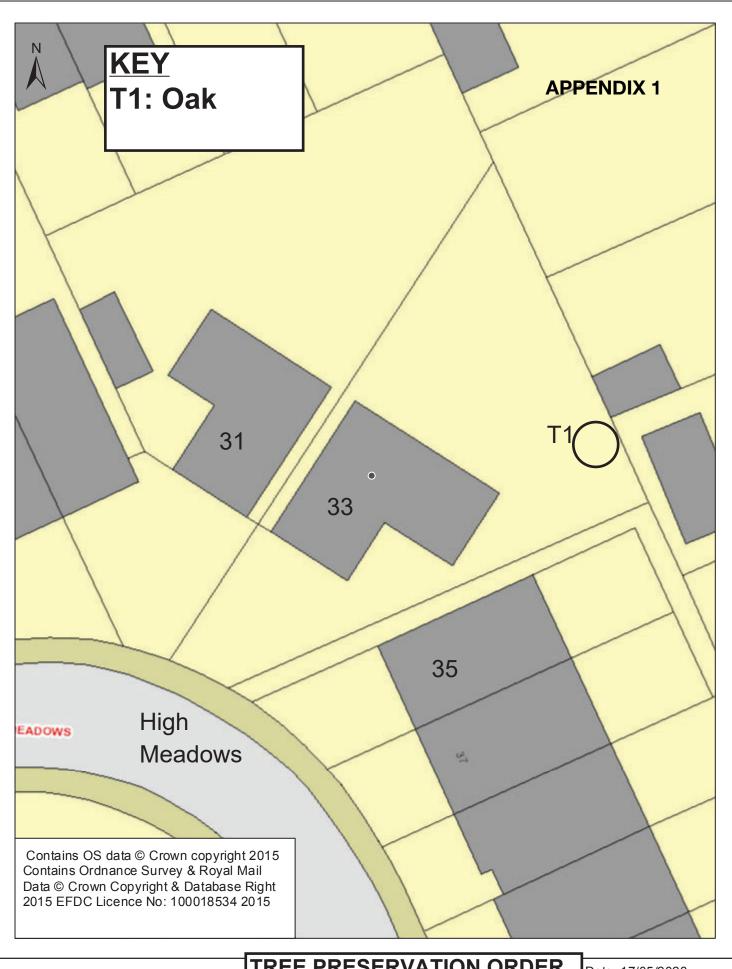
None None

Woodlands

(within a continuous black line on the map)

Reference on map Description Situation

None None





TREE PRESERVATION ORDER TPO/EPF/06/23
33 High Meadows, Chigwell

Date: 17/05/2023

Scale: 1:250

Name: arcgis



IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (As amended by the Planning and Compensation Act 1991)

ENFORCMENT NOTICE

ISSUED BY: Epping Forest District Council

1. THIS NOTICE Is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Luxborough Lakes, Luxborough Lane, Chigwell, Essex, IG7 5DF shown edged red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission, the carrying out of engineering operations to form a bund, access road and to raise the level of the land.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has occurred within the last four years.

The formation of a substantial engineered bund, access road, and works carried out to raise the level of the land, is inappropriate development which is harmful to the openness of the Metropolitan Green Belt. The development further has a detrimental impact on the character, and appearance of the surrounding woodland and countryside. No very special circumstances exist to clearly outweigh the harm identified and justify the unauthorised development that has occurred. For this reason, the development is contrary to Policy DM4 of the Epping Forest District Local Plan (Local Plan) and the aims of the National Planning Policy Framework (NPPF).

The land is subject to a Tree Preservation Order (TPO/EPF/04/90) and the development is harmful to existing trees and the character and appearance of the established landscape setting, contrary to Policy DM5 of the Local Plan and the aims of the NPPF.

The development has seen the formation of a bund within 8m of the River Roding, without the grant of planning permission or consent having been given by Epping Forest District Council or the Environment Agency. The land lies within Flood Zone 3 and no evidence has been provided prior to the carrying out of the development to demonstrate how flood risk will be avoided and reduced. For these reasons the development is contrary to policies DM15 and DM17 of the Local Plan and aims of the NPPF.

No prior assessment or mitigation of the risk posed by the use of waste materials in the formation of the bund, access road, and the raising of land levels has occurred. The use of waste materials in this development has resulted in unacceptable impacts on the surrounding land and the River Roding, contrary to policy DM21 of the Local Plan and the aims of the NPPF.

The Council do not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove from the land the bund shown within the line marked in orange at the approximate location on the attached plan.
- ii. Break-up and/or scrape clear and remove from the land the access road adjacent to the bund, shown within the line marked in orange at the approximate location on the attached plan.
- iii. Within the area shown shaded dark blue at the approximate location on the attached plan, remove from the land all earth, soil, aggregate, building materials, waste materials and any other material to a ground level in line and otherwise contiguous with the ground level of the surrounding land.
- iv. Restore the land affected by the works carried out at steps (i) and (ii) by reinstating the tree cover removed and planting replacement trees of the following approximate mix and size:

Willow	(Salix caprea)	10%	Standard 8-10cm girth
Crack Willow	(Salix fragilis)	15%	Standard 8-10cm girth
Alder	(Alnus glutinosa)	10%	Selected standard 12-14cm girth
Oak	(Quercus robur)	15%	Selected standard 12-14cm girth
Hawthorn	(Crataegus monogyna)	30%	Standard 8-10cm girth
Hazel	(Corylus avellana)	20%	Standard 8-10cm girth

Planting density shall be 1 tree per 3 square metres. Topsoil shall be cultivated 300mm deep on planting areas to a medium tilth.

6. TIME FOR COMPLIANCE

Compliance in full with steps (i), (ii) and (iii) within six months from the date the notice takes effect.

Compliance in full with step (iv) by 31 March 2024.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 16 June 2023 unless an appeal is made against it beforehand.

APPENDIX 2

Dated: 10 May 2023

Signed: Nigel Richardson, Planning Services Director

No Richardson

On behalf of: Epping Forest District Council, Civic Offices, High Street, Epping,

Essex CM16 4BZ

Nominated Officer: Clare Munday Telephone Number: 01992 564114

Signed:

Ref: **ENF/0313/22**

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

If you want to appeal against this enforcement notice you can do it:-

- online at the Appeals Casework Portal; or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

Customer Support Team Temple Quay House 2 The Square Temple Quay Bristol BS1 6PN

Direct Line: 0303 444 5000

Email: enquiries@planninginspectorate.gov.uk

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at https://www.gov.uk/appeal-enforcement-notice/how-to-appeal.

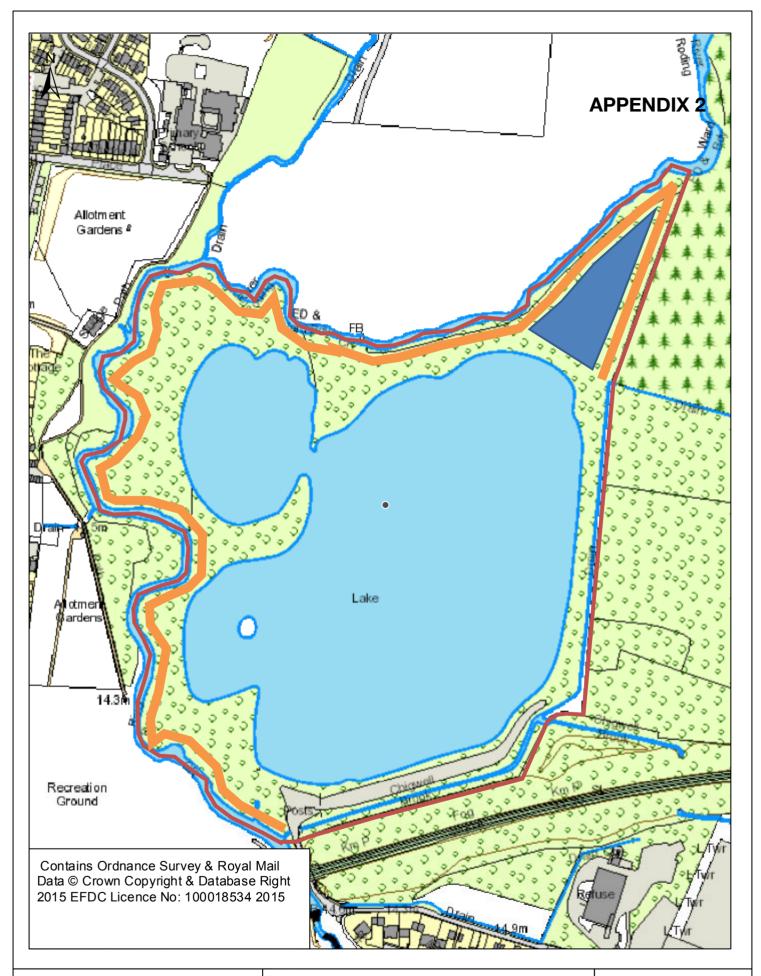
In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.





ENF/0313/22 notice plan

Date: 05/05/2023

Scale: 1:3,500

Name: arcgis



Briefing Tutor—Adriana Jones

Course Overview:

- This briefing will give a basic knowledge into how planning decisions are made by Full Council/Committee & to understand a Parish/Town Councils role.
- A briefing dedicated to Planning which has been brought up to date with the Planning Legislation. Please note this is only an introduction to Planning.
- Ideal Briefing for new Clerks & Councillors.

Learning Objectives:

- This briefing will give an understanding of the following:-
- The planning application system
- How planning decisions are made
- Types of planning applications
- How to respond to planning applications
- Local Planning
- Planning Enforcement
- Neighbourhood Planning
- National Planning Policy Framework (NPPF)

This Briefing is open to all of those involved with Planning in a Parish or Town Council

All booking forms to be sent to pearl.willcox@ealc.gov.uk