



MEETING OF THE PLANNING COMMITTEE

To be convened: Thursday 8 June 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 Celina Jefcoate(Chair)
Cllr Rashni Chahal-Holden
Cllr Rochelle Hodds
Cllr Faiza Rivzi
Cllr Naveed Akhtar
Cllr Pranav Bhanot

Cllr. Elliot Costa (Vice Chair)
Cllr Syed Raza
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.

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

Olga Linkeviciene

Acting Proper Officer

Date: 2 June 2023

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 24 May 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.

To **CONSIDER** the following applications, received for the weeks ending 19 May and 26 May 2023

5. EPF/1014/23 - 17, Brook Way, Chigwell, IG7 6AW

Retrospective application for outbuilding with flat roof with the highest point of the roof at 3.7m.

To Note:

Works started: Yes

6. EPF/0999/23 - 54, Courtland Drive, Chigwell, IG7 6PP

Single storey rear extension and garage conversion.

7. EPF/0896/23 - 2 Forest House Fields, Vicarage Lane, Chigwell, IG7 6NA

Proposed construction of a detached garage for three cars and storage space above

To Note:

Listed: No

Objections received from neighbours. It is noted the proposal may be within the curtilage of a listed building.

8. **EPF/0420/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG**

Demolition of existing buildings and construction of 2 detached dwellings including garages. *(The application is identical to that granted consent on 11.09.2020 under reference EPF/1381/20)*

To Note:

Green Belt: Yes

Officer comment: Objection due to plan inconsistencies

History:

EPF/0334/12 - (House 1) Demolish existing dwelling, pool building and detached garage and erect replacement two and a half storey detached dwelling and a detached single storey garage.

Granted on [appeal](#) (3081 cubic metres)

EPF/1927/13 - (House 2) Demolition of buildings at adjacent former farmyard and at application site (units A, C, E, G, H and I) and erection of new detached residential dwelling, ancillary garage building, ancillary hard surfacing and driveway, establishment of residential curtilage, formation of new vehicular access onto Millers Lane and closure of existing field access.

Recommended for refusal by officers. The decision was called in to Plan South where it was [refused](#)

EPF/1940/14 - (House 2) Demolish existing dwelling, pool building and detached garage and erect replacement two and a half storey detached dwelling and a detached single storey garage block

Recommended for refusal by officers. The decision was called in to Plan South where it was [refused](#)

EPF/2664/14 - (House 2) Demolition of buildings at Willow Park Farm and erection of new detached dwelling.

Recommended for refusal by officers. The decision was called in to Plan South where it was refused. Four members of the Sub-Committee invoked the Minority Reference rules within the Constitution and the application was referred to DDMC (with a [recommendation](#) from Plan South to refuse) for a final decision. Planning permission for House 2 was granted (on the Chairman of DDMC's [casting vote](#)).

EPF/2862/15 - (House 1) Demolition of existing house and selected outbuildings to be replaced with a single family dwelling house. The application is identical to that granted consent on Appeal on 5th February 2013 referenced EPF/0334/12

Existing pool building and garage to be demolished, new garage

[Approved](#)

EPF/0684/18 - (House 2) Demolition of existing buildings and erection of new detached dwelling

[Approved](#)

EPF/2591/18 - (House 1) Demolition of existing house and selected outbuildings to be replaced with a single family dwelling house. The application is identical to that granted consent on 27th January 2016 ref: EPF/2862/15 and on Appeal on 5th February 2013 ref: EPF/0334/12. Volume 3184 cubic metres

[Approved](#)

EPF/1381/20 - (House 1 and 2) - [Relocation](#) of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive locations within the site. of buildings in site -

[Approved](#).

9. **EPF/0969/23 - 54, Lechmere Avenue, Chigwell, IG7 5ET**

Erection of a single-storey wrap-around ground-floor extension with the garage conversion into habitable space and new proposed front porch with access staircase.

10. **EPF/1042/23 - 130, Hainault Road, Chigwell, IG7 5DL**

Variation of condition 2 'Plan no's' on [EPF/3065/17](#) (Demolition of existing dwelling house and construction of 1 no. eight bedroom house).

11. **EPF/0711/23 - 14, Stradbroke Drive, Chigwell, IG7 5QX**

Single storey rear extension following demolition of existing conservatory

12. **EPF/1135/23 - 2, Tomswood Road, Chigwell, IG7 5QW**

TPO/EPF/14/09

T1: Oak - Crown lift to 6m, as specified. Remove one lateral at 5m, as specified.

Suggested Comment: 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, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

13. **EPF/1196/23 - 18, Ely Place, Chigwell, IG8 8AG**

TPO/EPF/09/11

T7: Oak - Crown reduce by up to 1m, as specified.

Suggested Comment: 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, **OBJECTS** to this application. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

To **NOTE** and **COMMENT** if appropriate, the following **Lawful Development Applications - Proposed** (prospective applications where works have not yet been carried out). If a property owner wants to be certain that the existing or proposed use or development of a building is lawful for planning purposes or that their proposal does not require planning permission, they can apply for a 'Lawful Development Certificate' (LDC)

14. **EPF/1018/23- Lawful Development Certificate: Proposed
269, Copperfield, Chigwell, IG7 5NW**

Certificate of lawful development for proposed conversion from C3 Dwelling to a House of Multiple Occupancy HMO (C4) for up to 5 persons.

To **NOTE** and **COMMENT** if appropriate, the following **Approval of Details Reserved by A Condition**. This type of application is needed where a condition in a planning permission or a listed building consent requires details of a specified aspect of the development which wasn't fully described in the original application. These details need to be submitted for approval before the development can begin

15. [EPF/1024/23](#) - 51, Manor Road, Chigwell, IG7 5PL

Application for approval of details reserved by condition 3 'Flood Risk Assessment', condition 4 'Tree Protection Plan/Arboricultural Method Statement', condition 5 'Surface Water Disposal' and condition 6 'Hard and Soft Landscaping' on planning permission

To Note:

Landscape officer comment: Insufficient detail provided

Original Application: [EPF/0723/20](#)

History: Parish Council sought a condition to restrict the garages to parking use only

16. [EPF/1095/23](#) - 11, Hainault Road, Chigwell, IG7 6QU

Application for approval of details reserved by condition 7 'Landscaping' on planning permission [EPF/2342/21](#) (Erection of three 3 bed terraced houses (Revised scheme to [EPF/0652/20](#) with the addition of a basement).

To Note:

Landscape officer comment: Acceptable

To **NOTE** and **COMMENT** if appropriate, the following **Prior Approval** applications. Prior approval is a formal submission to the local planning authority and the purpose of it is to seek confirmation that specified parts of a development are acceptable, before work can commence.

17. [EPF/1047/23](#) - 150, Trotwood, Chigwell, IG7 5JW

Prior approval Part 1 Class A.1(ea): Larger home extension

Prior approval for the demolition of existing conservatory and construction of single storey rear extension to a depth of 4m, height to eaves 2.90m and maximum height of 3m.

18. PROPOSED MEETING

To hear a report from the Chair regarding an invitation from a developer and their representative to meet with Parish Councillors to discuss a proposal for 88 units on the

site adjacent to Chigwell Primary School at the junction of the High Road and Vicarage Lane

Councillors are asked to review the following (Appendix 2) received from Epping Forest Development Management Team, consider the proposal and agree an appropriate course of action.

https://www.local.gov.uk/sites/default/files/documents/34.2_Probity_in_Planning_04.pdf

19. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

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.