



MEETING OF THE PLANNING COMMITTEE

To be convened: Thursday 10 August 2023

Time: 6:30pm

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: 4 August 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 1 August 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 21 and 28 July 2023

5. [EPF/1508/23](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

Single storey rear extension & removal of original (converted) garage

To note:

Sustainability Checklist response

Sustainability Design Principles Incorporated: 1/10

Sustainability Building Elements Incorporated: 3/9

6. [EPF/1517/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Single storey side and rear extension with flat roof. 3no flat roof lights. Internal alterations

To note:

Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 5/9

7. [EPF/1123/23](#) - 51, Manor Road, Chigwell, IG7 5PL

Demolition of existing private dwelling and replacement dwelling with basement

To note: Minor New build Sustainability Checklist responses detailing build standards and mitigation measures in additions to basic legal requirements to contribute towards EFDC climate change and Net Zero objectives

	Minimum requirement	Net Zero by 2050	Net Zero by 2030
Operational Energy	8	0	0
Renewable energy	4	0	0
Air Quality	8	0	0
Sustainable Movement	2	1	0
Water Management	5	0	0
Circular Economy/Waste	5	0	0
Submission	Not completed		

8. [EPF/1632/23](#) - Woolston Manor Apartments, Abridge Road, Chigwell, IG7 6BX

TPO/EPF/42/01 (Ref: T33)

T33: Poplar - Selectively prune overhanging lower branches by up to 1.5m and overhanging upper branches by up to 2m, as specified.

9. [EPF/0895/23](#) - Oakbrook, Pudding Lane, Chigwell, IG7 6BY

Replacement dwelling house

To Note:

Green Belt: Yes

Objection: Landscape Officer

Sustainability

To note:

Incorrect sustainability submission provided. The submission form completed is for extensions and works to an existing building not the Minor New Build checklist required for 1-5 new dwellings

Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 5/9 (all details "Unknown")

10. [EPF/1587/23](#) - 29 Forest Avenue, Chigwell, IG7 5BP

Two storey side and rear extension (Revised application)

To note:

Sustainability Checklist response: Not provided

11. [EPF/1600/23](#) - 4, Park View, Chigwell, IG7 5DF

Outbuilding

Sustainability Checklist response:

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 0/9

12. [EPF/1415/23](#) - 6, Great Oaks, Chigwell, IG7 5ES

Proposal to build a two-storey rear extension a first-floor side extension as well as incorporating a side garage into the main house

To note:

Sustainability Checklist response: Not provided

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)

13. [EPF/1598/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.

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

14. [EPF/1576/23](#) - Former MOD Site, Roding lane, Chigwell

Application for approval of details reserved by condition 3 'Archaeological written scheme of investigation' on planning permission [EPF/0635/20](#) (Demolition of all buildings & erection of one single storey house, parking and provision of garden space)

To Note:

Green Belt: Yes

Objection: Historic Environment Officer

15. [EPF/1620/23](#) - 50 Hainault Road, Chigwell, IG7 6QX

Application for approval of details reserved by condition 3 'Additional Details' on [EPF/2584/22](#) (Listed Building application for proposed conversion of existing landing space on first floor to provide extra bedroom requiring installation of a roof window)

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

16. [EPF/1676/23](#) - 137, Trotwood, Chigwell, IG7 5JW

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for the construction of a 6m deep single storey rear extension, height to eaves 2.90m and maximum height 3.16m.

To **NOTE** and **COMMENT** if appropriate, the following **APPEAL** submissions. The Council's existing comments will be noted by the Inspectorate and the Council may wish to make additional comments on any appeal

None

17. APPEAL COMMENTS

To review the Council's draft submissions on appeals and agree an appropriate course of action

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

19. DATE OF THE NEXT MEETING

Suggested wording when appropriate

The Council **OBJECTS** to applications which may result in inappropriate development in Green Belt whether with or without special circumstances. 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

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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

The Council **OBJECTS** to applications which may result in inappropriate treatment or felling of 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

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.