



MEETING OF THE PLANNING COMMITTEE

To be convened: Thursday 28 September 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: 22 September 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 20 September 2023

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 8 September (responses due to EFDC by 2 October) and 15 September 2023 (responses due to EFDC by 9 October)

5. [EPF/1448/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed extension of an existing detached dwelling to provide a pair of semi-detached dwellings incorporating a previously approved 2 storey side extension ([EPF/0302/23](#)).

To Note:

Green Belt:	Yes
Flood Zone:	Yes
Comment:	Thames Water (objection)

To note:

Refurb and Extensions Sustainability Checklist response	
Sustainability Design Principles Incorporated:	2/10
Sustainability Building Elements Incorporated:	5/9

6. [EPF/1449/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed extension of an existing detached dwelling to provide a pair of semi-detached dwellings incorporating a previously approved 2 storey side extension ([EPF/0302/23](#)).

To Note:

Green Belt: Yes
Flood Zone: Yes

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
Energy efficient & Carbon	6	1	0
Renewable energy	4	0	1
Green Infrastructure	3	3	1
Sustainable Movement	2	1	0
Water Management	3	0	2
Circular Economy/Waste	5	0	5
Waste Management	1	0	3
BREEAM rating (non	n/a	n/a	n/a

7. [EPF/1943/23](#) - 25, Ely Place, Chigwell, IG8 8AG

First floor rear extension.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 4/9

8. [EPF/2038/23](#) - 21, Ely Place, Chigwell, IG8 8AG

Loft Extension

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 4/10

Sustainability Building Elements Incorporated: 3/9

9. [EPF/1987/23](#) - 6, Lechmere Avenue, Chigwell, IG7 5ET

Part Single, Part Double storey rear extension, first floor side extension, Removal of Chimney and Garage conversion with some external and internal changes.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 5/9

10. [EPF/0682/23](#) - 17, Tomswood Road, Chigwell, IG7 5QP

Retention of Installed AC Units (4No. in total)

To Note:

Started/completed without consent:

Yes

Comment:

Environmental Officer

11. [EPF/2010/23](#) - Crossways, 105 Manor Road, Chigwell, IG7 5PN

Variation to planning permission [EPF/1798/18](#) (Proposed demolition of existing property and erection of a development comprising 1 x 1 bedroom flat and 3 x 2 bedroom flats)

To Note:

Planning permission [EPF/3177/17](#) for 3 x two bed flats and 1 x 1 bed flat was refused at appeal

Sustainability Checklist response:

Not provided

12. [EPF/2035/23](#) - 30A, Roseacre, Stradbroke Drive, Chigwell, IG7 5QY

TPO/EPF/08/77 (T10 & T1)

T1: Oak - Crown reduce by up to 1m, as specified.

T2: Oak: - Crown reduce by up to 1.5m, as specified.

13. [EPF/2029/23](#) - 30, Stradbroke Drive, Chigwell, IG7 5QY

TPO/EPF/33/02

T1: Oak - Selective pruning of lateral branches away from property by up to 2m, as specified.

14. [EPF/1994/23](#) - 90, Bracken Drive, Chigwell, IG7 5RD

TPO/EPF/19/09

T1: Oak - Crown reduce by up to 1.5m, as specified.

15. [EPF/1979/23](#) - 46 Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T38, T39, T40)

T1: Hornbeam - Crown reduce, as specified.

T2: Oak - Crown reduce by up to 4m, as specified.

T3: Oak - Crown reduce by up to 4m, as specified.

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)

16. [EPF/1927/23](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of lawful development for a proposed single storey side extension.

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

17. [EPF/2053/23](#) - 177, High Road, Chigwell, IG7 6NX

Application for approval of details reserved by condition 3 'Schedule of external materials' on planning permission EPF/2868/20 (The appeal is allowed and planning permission is granted for 35 residential dwellings (Use Class C3) and 512 sqm of commercial

To Note: Condition 3 attached (appendix 1)

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

18. PRIOR APPROVAL APPLICATIONS RECEIVED

None

To **CONSIDER** the position of this Council in light of the adoption of the Local Plan in regard to the following appeals yet to be decided. Although these applications may have been before a previous Council, this Council is not bound by the decisions of any previous Council. The Council's existing comments will be noted by the Inspectorate and this Council may wish to make additional comments on any appeal

19. APPEALS RECEIVED

None

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

21. DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 12 October

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 this objection

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 this objection

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 this objection

The Council **OBJECTS** to new development that may not adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council asks that implementing the mitigation measures detailed in the sustainability submission is made a condition of planning being granted

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.

Schedule**Conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

220054/PP/001
 220054/PP/010
 220054/PP/020
 220054/PP/030 (Existing)
 220054/PP/031 (Existing)
 220054/PP/032 (Existing)
 220054/PP/110 B
 220054/PP/120 B
 220054/PP/121 B
 220054/PP/122 B
 220054/PP/123 B
 220054/PP/124 B
 220054/PP/125 B
 220054/PP/130 B
 220054/PP/131 B
 220054/PP/132 B
 220054/PP/133 B
 220054/PP/134 B
 220054/PP/135 B
 220054/PP/140 B

- 3) No development shall commence above slab level until details and a schedule of materials and products of all external facing materials to be used in the construction of the building hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.
- 4) The ground floor units shall be used for Class E and for no other purpose (including any other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 5) Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and

schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6) Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 7) Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 8) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
 7. Tree protection measures.
 8. Measures to control noise to nearby sensitive receptors.
- 9) No ground works shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 10) Details of privacy screens (with a minimum height of 1.7m) between all connected balconies, the podium and between flats 1.02 and 1.03, 1.06 and 1.07, 2.02 and 2.03 and 2.05 and 2.06 shall be submitted and agreed in writing by the Local Planning Authority prior to first occupation. The agreed screens shall be installed prior to first occupation and shall be permanently retained in that agreed position and form.
- 11) The E Class use hereby permitted shall not be open to customers / members outside the hours of 7am to 10pm on Monday to Saturday and 8am to 10pm on Sundays and Bank Holidays.
- 12) Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the

Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

- 13) The cycle store hereby approved shall be retained so that it is capable of allowing the storage of bikes, and shall at no time be converted into a room or used for any other purpose.
- 14) No air conditioning units or extraction systems shall be installed without the prior written approval of the Local Planning Authority.
- 15) The development hereby approved shall be carried out in accordance with the submitted Arboricultural Impact Assessment by TMA dated November 2020. The development shall be carried out only in accordance with the approved AIA unless the Local Planning Authority gives its written consent to any variation.
- 16) Details and location of all parking spaces equipped with active EVCP must be submitted prior to above ground works commencing on site, including details which shall demonstrate that the development will deliver active EVCPs from occupation.

The details shall include:

1. Location of active and passive charging infrastructure;
2. Specification of charging equipment; and
3. Operation/management strategy.

A management plan for the charging points shall be included which will address:

1. Which parking bays will have active and/or passive charging provision, including disabled parking bays;
2. How charging point usage will be charged amongst users;
3. The process and the triggers for identifying when additional passive charging points will become activated; and
4. Electricity supply availability.

The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation.

- 17) Prior to the works above slab level, a strategy to facilitate super-fast broadband (with the potential to provide superfast speeds of 24 Mbps and above) for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out

in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

- 18) No development (other than demolition, site clearance and enabling works) shall commence until a Phase II Geoenvironmental Ground Investigation is undertaken in accordance with the submitted Phase I Geoenvironmental Desk Study dated 2 December 2020. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 19) Prior to the first occupation of the development the access arrangements, including the footway and service bay, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 20) Prior to the first occupation of the development the redundant dropped kerb along the frontage and side of the site shall be fully reinstated, including full footway construction and with full height kerbing.
- 21) Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers, and/or Oyster Cards, for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.
- 22) The acoustic performance of the design and construction of the development shall be carried out strictly in accordance with those set out in the submitted Noise and Vibration Assessment by Ardent dated December 2020.
- 23) All rooms within the development hereby approved shall be provided with sufficient double glazing and acoustically treated trickle ventilators, or other means of ventilation that will provide adequate ventilation with the windows closed, to ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233:2014 – Guidance on Sound Insulation and Noise Reduction for buildings – Code of practice (or such other standard which may supersede it from time to time) in accordance with the submitted Noise and Vibration Assessment by Ardent dated December 2020.
- 24) Details of the double glazing and acoustically treated trickle ventilators, or other means of ventilation, referred to within the above condition shall be submitted to and agreed in writing by the Local Planning Authority and

installed in accordance with the agreed details before any of the proposed residential development is occupied.

- 25) The cumulative rating level of any mechanical plant installed on the site (as defined by BS4142:2014) shall not exceed the prevailing background noise level. If the background noise level is exceeded, the use of the mechanical plant shall cease until it is brought below this level. The measurement position and assessment shall be made according to BS4142:2014.
- 26) Prior to the occupation of the Class E commercial units a management plan outlining the frequency and timing of deliveries, refuse collection and servicing shall be submitted to and agreed in writing by the Local Planning Authority. Deliveries, refuse collection and servicing shall be carried out in accordance with the agreed management plan thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 27) All mechanical plant (save for fridges/freezers/chillers) used within the Class E commercial units shall be turned off 30 minutes after food preparation and cooking ceases.
- 28) The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for works on top of the cutting for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
 - provide foundation and groundwork details for all structures close to the top of London Underground cutting
 - provide details on the use of tall plant/scaffolding
 - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
 - demonstrate that there will at no time be any potential security risk to our railway, property or structures
 - accommodate ground movement arising from the construction thereof

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

- 29) Prior to the occupation of the Class E commercial units hereby approved, details of the visitor cycle parking for the Class E commercial units, shall be submitted to and agreed in writing by the Local Planning Authority and installed in accordance with the agreed details. The installed visitor cycle parking for the Class E commercial units, shall be permanently retained in the approved position and form unless otherwise agreed in writing by the Local Planning Authority.