



**MEETING OF THE
PLANNING COMMITTEE**

To be convened: Thursday 12 October 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.

Members are asked to **NOTE** that if a planning issue is for discussion at both Parish and District level and Councillors sit on both authorities it should be made clear that the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level.

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: 6 October 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 13 September, 20 and 28 September 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 22 September (responses due to EFDC by 16 October) and 29 September 2023 (responses due to EFDC by 9 October)

5. [EPF/1996/23](#) - 78, Hainault Road, Chigwell, IG7 5DH

Two storey front and rear extensions with part single storey rear extension, conversion of side internal access alley to increase internal floor space.

New roof with roof lights.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 4/10

Sustainability Building Elements Incorporated: 5/9

6. [EPF/1390/23](#) - Brownings Farmhouse, Gravel Lane, Chigwell, IG7 6DQ

Proposed subdivision of site and use of existing outbuilding as a self-contained dwelling including installation of solar panels and associated access and parking

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

Green Belt: Submitted but not completed

Listed Building: Yes

History: Within the curtilage of a Listed Building

History: 2 bed dwelling previously refused

([EPF/2701/15](#)). Barn previously demolished without consent

7. [EPF/2047/23](#) - 179, Wayback, Lambourne Road, Chigwell, IG7 6JU

Application for variation of condition 2 'Plan no's on [EPF/2607/21](#) allowed on appeal [APP/J1535/W/22/3299091](#) (Demolition of existing dwelling and erection of replacement dwelling and ancillary garden outbuilding)

To note:

Green Belt: Yes
Appeal: [Daylight and Sunlight report](#) referred to in appeal

8. [EPF/1919/23](#) - Land to the South of Chigwell Rise, IG7 6BN

Proposed use of site as a natural burial ground with associated landscaping, access improvements and parking

To note:

Green Belt: Yes
Appeal: Decision attached (Appendix 2)

9. [EPF/1951/23](#) - 38, Lechmere Avenue, Chigwell, IG7 5ET

Ground floor rear and front extension; Part first floor rear extension

To note:

Refurb and Extensions Sustainability Checklist response
Sustainability Design Principles Incorporated: 2/10
Sustainability Building Elements Incorporated: 4/9

10. [EPF/2075/23](#) - 30A, Manor Road, Chigwell, IG7 5PD

Proposed demolition of a detached single storey garage and the erection of a single storey side extension, single storey rear extension and basement conversion to the property. A hip-to-gable roof extension to the side of the property and the addition of a dormer window to the rear of the property.

To note:

Refurb and Extensions Sustainability Checklist response
Sustainability Design Principles Incorporated: 0/10
Sustainability Building Elements Incorporated: 6/9

11. [EPF/1855/23](#) - 11, Hainault Road, Chigwell, IG7 6QU

Variation of condition 2 'plan numbers' of [EPF/2342/21](#) (Erection of three 3 bed terraced houses (Revised scheme to EPF/0652/20 with the addition of a basement).

12. [EPF/2083/23](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

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

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 1/10

Sustainability Building Elements Incorporated: 3/9

13. [EPF/2089/23](#) - 23, Millwell Crescent, Chigwell, IG7 5HX

Proposed amendments to rear patio

To Note:

Appeal [APP/J1535/D/22/3309484](#): Decision attached (Appendix 3)

14. [EPF/2064/23](#) - 21, Stradbroke Drive, Chigwell, IG7 5QU

TPO/EPF/12/09

T1-T4: Oaks - Fell and replace, as specified.

15. [EPF/2120/23](#) - The Two Brewers PH, 57 Lambourne Road, Chigwell, IG7 6ET

TPO/EPF/02/92

T1-T6: 6 x Hornbeam - Crown reduce to approx 1m above previous pruning points, as specified.

T9: Hornbeam - Crown lift to 4m above ground level, 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/2059/23](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of lawful development for change of roof profile for loft conversion.

To Note: [EPF/1927/23](#), Certificate of lawful development for a proposed single storey side extension currently under consultation

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/2080/23](#) - Former MOD Site, Roding lane, Chigwell

Application for approval of details reserved by condition 3 'Programme of archaeological trail trenching and excavation' 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

Condition 3 attached (Appendix 4)

18. [EPF/2141/23](#) - Former MOD Site, Roding lane, Chigwell

Approval of Details Reserved by Condition 6 'Contamination' of EPF/0635/20 - (Demolition of all buildings & erection of one single storey house, parking and provision of garden space).

To Note:

Green Belt: Yes

Condition 6 attached (Appendix)

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

19. [EPF/2066/23](#) - 4 Chigwell Park Drive, Chigwell, IG7 5BD

Prior approval for the enlargement to the dwelling by construction of an additional storey.

20. [EPF/2070/23](#) - 75 Tomswood Road, Chigwell, IG7 5QR

Prior approval for enlargement of existing dwelling by the addition of first floor to bungalow to create a two storey dwelling.

21. [EPF/2110/23](#) - 35, Coolgardie Avenue, Chigwell, IG7 5AX

Prior approval for a single-storey rear extension to replace existing conservatory, 3.82m deep, height to eaves 3.50 and maximum height 3.50m.

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

22. APPEALS RECEIVED

None

23. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**24. DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 26 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.

Members are asked to **NOTE** that if a planning issue is for discussion at both Parish and District level and Councillors sit on both authorities it should be made clear that the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level.

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.