



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 23 November 2023

Time: 6:30pm

Location: 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, the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations made at 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: 17 November 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 2 November 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 3 November (responses due to EFDC by 27 November) and 10 November 2023 (responses due to EFDC by 5 December)

5. [EPF/2280/23](#) - 157A, Manor Road, Chigwell, IG7 5QA

Proposed conversion of an existing maisonette at into No2 self-contained studio apartments.

To note:

Refurb and Extensions Sustainability Checklist response - Not submitted

6. [EPF/2336/23](#) - 22 Oak Lodge Avenue, Chigwell, IG7 5HZ

Part ground, part first floor extensions to side and rear of existing dwelling (Revised application to [EPF/0438/23](#))

To Note:

[EPF/0438/23](#) - Previously refused by planners on the grounds "The proposed development due to the excessive eaves height of the rear single storey extension will result in an enclosed form of development for current and future occupants of no.24 Oak Lodge Avenue. Additionally, due to the additional massing from the proposed extensions will result in an incongruous built form and roof profile affecting the visual amenity of the setting. This is contrary to policies DM9 of the Local Plan 2011-2033 (2023) and paragraphs 126 & 130 of the NPPF 2021."

The Parish Council had no objection to this application

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: Proposed works will comply with Building Regulations

7. [EPF/2313/23](#) - 33, Millwell Crescent, Chigwell, IG7 5HX

Proposed part single part double storey rear and side extensions and a front porch extension along with associated internal alterations.

8. [EPF/2346/23](#) - 11, Ely Place, Chigwell, IG8 8AG

Two front dormers and three rooflight windows to the rear elevation.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 0/9

Sustainability Statement: "No additional information"

9. [EPF/1865/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Variation of condition 1 'plan numbers' of [EPF/2719/21](#) (Demolition of an existing house, pool house and garage with other outbuildings, and erection of a replacement 14 bedroom two storey dwelling and garages).

10. [EPF/2268/23](#) - 34 Forest Avenue, Chigwell, IG7 5BP

Part single part first floor rear extension.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 1/9

Sustainability Statement: No

11. [EPF/2348/23](#) - 12, Manor Road, Chigwell, IG7 5PD

Proposed part single storey rear extension, the extension of the lower ground floor under the ground floor to create more habitable space at lower ground level and the levelling of the front drive to create more parking.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 1/9

Sustainability Statement: None

12. [EPF/2412/23](#) - 33, Bracken Drive, Chigwell, IG7 5RG

TPO/EPF/17/09

T9: Hornbeam - Crown reduce height by up to 3m and spread by up to 2.5m, as specified. Crown lift to 5m above ground level, as specified.

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

Demolition of existing garage and the construction of a two-storey rear/side wraparound extension (Revised app to EPF/2316/22).

REVISED DESCRIPTION AND PLANS

Refurb and Extensions Sustainability Checklist response
 Sustainability Design Principles Incorporated: 8/10
 Sustainability Building Elements Incorporated: 4/9
 Sustainability Statement: None

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/2309/23](#) - 11, Ely Place, Chigwell, IG8 8AG

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

15. [EPF/2019/23](#) - 40, Northdene, Chigwell, IG7 5JT

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

16. [EPF/2364/23](#) - 7, Glebelands, Chigwell, IG7 4QG

Certificate of lawful development for a new 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/2394/23](#) - Former MOD Site, Roding lane, Chigwell

Application for approval of details reserved by condition 4 'Tree Protection, Arboricultural Method Statement and Site Monitoring' on planning approval EPF/0635/20 (Demolition of all buildings & erection of one single storey house, parking and provision of garden space)

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. [EPF/2405/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Prior approval for a single storey rear extension with a maximum depth of 6m, height to eaves 2.80m and maximum height of 2.80m.

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

APPEALS RECEIVED

19. [EPF/0937/23](#) - AP-13286 - 88, Manor Road, Chigwell, IG7 5PQ

Demolition of existing dwelling and construction of replacement dwelling. Interested party comments due by 13 December 2023

Against a Refusal - [APPEAL APP/J1535/W/23/3327230](#)

20. CORRESPONDENCE

To review draft correspondence and AGREE on an appropriate course of action (Appendix 2)

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

22. DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 7 December

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.