



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 7 December 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. 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: 1 December 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 23 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 17 November (responses due to EFDC by Monday 11 December) and 24 November 2023 (responses due to EFDC by Monday 18 December)

5. [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).

To Note:

Green Belt Yes

Officers' comments: Tree & Landscape Officer

6. [EPF/1776/23](#) - Aspen House, Gravel Lane, Chigwell, IG7 6DQ

Proposal to convert existing stables into sports hall/ games hall for clients own personal recreational use. Converting the existing horse manege into a 4G football pitch and tennis courts for clients own personal recreational use.

To Note:

Green Belt Yes

7. [EPF/2437/23](#) - 27, Stradbroke Drive, Chigwell, IG7 5RB

Extension to the existing basement, single-storey rear and part side extension and erection of a first floor with loft conversion with front and rear dormers to convert the existing three bedroom bungalow into a four bedroom house at 27 Stradbroke Drive, Chigwell, IG7 5RB

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated:	7/10
Sustainability Building Elements Incorporated:	7/9
Sustainability Statement:	None
Planning History	Appendix 2 - EPF/2615/22 - refused on appeal

8. [EPF/2438/23](#) - Chigwell Row United Reform Free Church, Chapel Lane, Chigwell, IG7 6JJ

Proposed new boundary treatment to the south and Part East boundaries of the site

9. [EPF/2468/23](#) - Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Amendment to [EPF/1738/23](#) - (Extensions & alterations to existing dwelling house and demolition of existing stable block with replacement outbuilding).

To Note:

Green Belt	Yes
Listed building:	Yes
Officers' comments:	Tree and Landscape Officer

10. [EPF/2472/23](#) - Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Amendment to Listed building consent [EPF/1742/23](#) - (Extensions & alterations to existing dwelling house and demolition of existing stable block with replacement outbuilding).

To Note:

Green Belt	Yes
Listed building:	Yes
Officers' comments:	Tree and Landscape Officer

11. [EPF/2496/23](#) - 14, Stradbroke Drive, Chigwell, IG7 5QX

Extension to existing rear patio/terrace area

To Note:

Officers' comments:	Tree and Landscape Officer
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12. [EPF/2298/23](#) - 91, Manor Road, Chigwell, IG7 5PN

Create a feature entrance porch along the existing building line & alter the front & rear window fenestration and detailing; Demolish a rear dormer; Extend the Ground & First Floor to create a principle bedroom suite that focuses its outlook down the length of the garden; General alterations to the rear window layout; Alter the roofline of the existing single-storey element.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated:	2/10
Sustainability Building Elements Incorporated:	2/9
Sustainability Statement:	"Design to meet Building Regulation requirements"

13. [EPF/2517/23](#) - 26, Grange Crescent, Chigwell, IG7 5JB

Proposed New Front Garden Railings (Re-submission)

To Note:

Planning History: Appendix 3 - [EPF/0179/23](#) - refused at [appeal](#)

14. [EPF/2533/23](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

Two 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

Sustainability Statement: None

Planning history: [EPF/2083/23](#) - approved

[EPF/1508/23](#) - approved

[EPF/0863/23](#) - approved

15. [EPF/2563/23](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Conversion of garage into habitable room, front extensions and part first floor rear extension. Single storey rear part first floor rear extension., Combination of previously approved application reference, [EPF/2399/22](#) & [EPF/0182/23](#).

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: None

16. [EPF/2543/23](#) - 735, Chigwell Road, Chigwell, IG8 8AS

TPO/EPF/14/99 (Ref: T1)

T2: Oak - Crown reduce height and spread by up to 3m, as specified.

TPO/EPF/40/02 (Ref: A1)

T1: Oak - Crown lift to up to 4m from ground level, as specified.

17. [EPF/2464/23](#) - Woolston Manor Apartments, Abridge Road, Chigwell, IG7 6BX

TPO/EPF/42/01

T37: Poplar - Selective reduction of lower lateral branches to clear building, as specified.

18. [EPF/2498/23](#) - 7, Forest Lane, Chigwell, IG7 5AF

TPO/EPF/16/97 (Ref: T26 & T28)

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

T2: Oak - Crown reduce by up to 2m, 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)

19. [EPF/2417/23](#) - 26, Coolgardie Avenue, Chigwell, IG7 5AY

Certificate of Lawful Development for hip to gable loft conversion with rear dormer and front roof lights.

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

20. None

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

21. [EPF/2446/23](#) - 6, Chigwell Park, Chigwell, IG7 5BE

Prior approval for a 5.00m ground floor single storey rear extension, height to eaves 2.32m and maximum height 3.52m.

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

22. None

23. CORRESPONDENCE

Interested party comments due by 13 December 2023. To review draft correspondence re: [EPF/0937/23](#) - AP-13286 - 88, Manor Road, Chigwell, IG7 5PQ - [APPEAL APP/J1535/W/23/3327230](#) and AGREE on an appropriate course of action (Appendix 4)

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

25. DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 21 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.