



## MEETING OF THE PLANNING COMMITTEE

To be convened: Monday 26 June 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: 21 June 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 8 June 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 2 June, 9 June and 16 June 2023

### 5. [EPF/1124/23](#) - 5 Chigwell Heights, 212 Manor Road, Chigwell, IG7 4FB

Proposed Balcony and 1 No rooflight

### 6. [EPF/1128/23](#) - 33, Forest Lane, Chigwell, IG7 5AF

Variation of condition 2 'plan numbers' of [EPF/0160/22](#) (Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers. Construction of vehicular entrance gates and railings).

To Note: Condition 2

### 7. [EPF/1133/23](#) - 11, Turpins Lane, Chigwell, IG8 8AZ

Alterations to the existing dwelling including two-storey side and rear extensions and a roof conversion from hip to gable with dormer window to rear and small gable roof to bay window.

### 8. [EPF/2242/22](#) - 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.

**9. [EPF/0990/23](#) - 59, Park View, Chigwell, IG7 5EF**

Proposed loft conversion with front and rear dormer, floor plan redesign and all associated works at 59 Park View

To Note:

Green Belt: Yes

**10. [EPF/1048/23](#) - 150, Trotwood, Chigwell, IG7 5JW**

Demolition of extension and existing side extension and construction of a single storey part side and rear extension of 4m deep, new roof over existing side extension, front porch extension and window alterations and new bathroom first floor window.

**11. [EPF/0596/23](#) - 5 Daleside Gardens, Chigwell, IG7 6PR**

Retrospective approval for an outbuilding.

To Note:

Building already started: Yes

**12. [EPF/1122/23](#) - New Barns Farm, Roding Lane, Chigwell, IG7 6BJ**

Grade II listed building application for 1) replacement and repair of first floor casement windows like for like basis, and 2) replacement and repair of top sash of first floor sash window on like for like basis. 3) Re-pointing on front ground and first floor aspect of house in lime mortar materials to improve air flow and breathability of brickwork . All measures recommended to improve the management of damp/humidity within the house.

To Note:

Listed Building: Yes

Green Belt: Yes

**13. [EPF/1204/23](#) - 3, Chigwell Rise, Chigwell, IG7 6AB**

Plans to straighten the front posture of the house, by introducing a small front right extension and small front left-side extension to straighten to existing property depth. Followed by a new double gable end roof to match the existing rear extension.

**14. [EPF/1201/23](#) - 1, St Marys Way, Chigwell, IG7 5BX**

Smooth white render to all elevations

**15. [EPF/1237/23](#) - The Canopy, 242 Lambourne End, Chigwell, IG7 6FA**

Retrospective advertisement consent for two non illuminated advertisement boards.

To Note:

Works started: Yes

Green Belt: Yes

**16. [EPF/1166/23](#) - 60, Stradbroke Drive, Chigwell, IG7 5QZ**

First floor loft extension.

Loft conversion with rear dormer and skylight.

**17. [EPF/1264/23](#) - 18, Whitehall Close, Chigwell, IG7 6EQ**

Single storey ground floor rear extension. two storey side and Part first floor rear extension including conversion of garage into a habitable room

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)

**18. [EPF/1057/23](#) - 469, Copperfield, Chigwell, IG7 5NS**

Certificate of lawful development for proposed change of use from C4 to C3 without planning permission

**19. [EPF/1058/23](#) - 51, Lambourne Road, Chigwell, IG7 6EZ**

Certificate of lawful development for proposed x 2 hip to gable ends and rear dormer in connection with a loft conversion.

**20. [EPF/1215/23](#) - 51, St Marys Way, Chigwell, IG7 5BX**

Certificate of Lawful Development application for proposed loft dormer.

**21. [EPF/1052/23](#) - 9, Lee Grove, Chigwell, IG7 6AD**

Certificate of lawful development for a proposed garden room.

**22. [EPF/1167/23](#) - 60, Stradbroke Drive, Chigwell, IG7 5QZ**

Certificate of Lawful Development for proposed rear outbuilding.

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

**23. [EPF/1117/23](#) - 78 Bracken Drive, Chigwell, IG7 5RD**

Approval of Details Reserved by Conditions 5 'Landscaping and 7 'Arboricultural Impact Assessment' of EPF/2132/19 (New detached single-family dwelling to replace existing bungalow)

To Note

Reserved details: See Development Control Application Decision Notices

**24. [EPF/1175/23](#) - 105, Manor Road, Chigwell, IG7 5PN**

Approval of details reserved by condition 12 (EVCP) and 13 (Superfast Broadband) for 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:

Reserved details: See Development Control Application Decision Notices

**25. [EPF/1144/23](#) - 89, Manor Road, Chigwell, IG7 5PN**

Application for approval of details reserved by condition 4 'Foul and Surface Water' and condition 6 'Hard and Soft Landscaping' on planning permission EPF/1174/21 (Demolish existing bungalow and construction of new dwelling)

To Note:

Reserved details: See Development Control Application Decision Notices

**26. [EPF/1109/23](#) - Chigwell School, 133 High Road, Chigwell, IG7 6QF**

Application for approval of details reserved by condition 20 'Community Use' on planning permission EPF/0417/21 (Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works

To Note:

Green Belt: Yes

Reserved details: See Development Control Application Decision Notices

**27. [EPF/1258/23](#) - 133, Chigwell School, High Road, Chigwell, IG7 6QF**

Application for approval of details reserved by condition 18 'Bird Box Locations' on planning permission EPF/0417/21 (Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works)

To Note:

Green Belt:

Yes

Reserved details:

See Development Control Application Decision Notices

**28. [EPF/1258/23](#) - 12 High Elms, Chigwell, IG7 6NF**

Application for approval of details reserved by condition 3 'Materials', condition 5 'Hard and Soft Landscaping', condition 7 'Flood risk Assessment', condition 9 'Surface Water disposal', condition 12 'EVCP', condition 13 'Construction Method Statement',

To Note:

Reserved details:

See Development Control Application Decision Notices

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.

**29. [EPF/1181/23](#) - 594, Limes Avenue, Chigwell, IG7 5NX**

Prior approval Part 1 Class A.1(ea): Larger home extension

Prior approval for the demolish the existing outbuilding and build a ground floor single storey rear extension, 6.00 metres deep, height to eaves 3.00 metres and maximum height 3.00 metres.

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

**30. [AP-13179](#) - 1 Grange Crescent Chigwell IG7 5JB (appeal against the refusal of Planning Application EPF/2954/21)**

Application for variation of condition 2 for EPF/2061/20 (double side, double rear extension with alteration to roof

**31. [AP-13152](#) - Land Adjoining 33 Maypole Drive, Chigwell, Essex, IG7 6DE (appeal against the refusal of Planning Application EPF/1229/22)**

Construction of x1 no. 3 bedroom bungalow on vacant plot of land adjacent to 33 Maypole Drive.

**32. APPEAL COMMENTS**

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

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

**34. 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.