



MEETING OF THE PLANNING COMMITTEE

To be convened: Thursday 14 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: 8 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 13 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 21, 25 August and 1 September 2023

5. [EPF/1019/23](#) - Chigwell Rise Boot Sale, Chigwell, IG7 6AQ

Chigwell rise bootsale has had the same layout for many years - we have an entrance and exit marshalled and a sellers area lined out and marshalled and two car parks. We have a one way system in place since covid and have kept it in place as it works best

To Note:

Green Belt: Yes

6. [EPF/1768/23](#) - Tender Trap, 86 Manor Road, Chigwell, IG7 5PQ

Single storey rear extension linking dwelling with existing poolhouse, extension to rear of poolhouse and reconfiguration of fenestration to poolhouse.

To note:

Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 3/9

7. [EPF/1770/23](#) - The Firs, 191 High Road, Chigwell, IG7 5AS

Change of use of existing vacant residential property to a day nursery within Class E along with creation of new central vehicular access following closure of existing accesses and associated car, cycle, buggy and scooter parking provision.

To note:

Landscape: Objection

8. [EPF/1425/23](#) - Metro Superstore Ltd, 785 Chigwell Road, Chigwell, IG8 8AU

Proposed shopfront and Kitchen Extraction & Ventilation System

9. [EPF/1872/23](#) - 18, Whitehall Close, Chigwell, IG7 6EQ

Proposed vehicle crossover and widening of existing including construction of hard standing

10. [EPF/1902/23](#) - David Lloyd Club, Car Park, Roding Lane, Chigwell, IG9 6BJ

Carport / canopy solar PV installation to cover existing car parking spaces.

To Note:

Green Belt: Yes

11. [EPF/1903/23](#) - 157, Lambourne Road, Chigwell, IG7 6EJ

New roof with gable ends with ridge height at the original house ridge level. three roof Velux type windows inserted in pitched roof two facing front one facing rear garden Rear extension footprint and two storey side extension will remain as it was approved previously see decision ref:EPF/0427/23 dated:2 May 2023 now with introduction of new roofs. Renovation of existing fence and gate height max 2.0m along Whitehall Close.

To note:

Sustainability Checklist response

Sustainability Design Principles Incorporated: 5/10

Sustainability Building Elements Incorporated: 5/9

12. [EPF/1945/23](#) - 17, Stradbroke Drive, Chigwell, IG7 5QU

TPO/EPF/12/09 (Ref: T9)

T1: Hornbeam - Crown lift up to 6m, 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)

13. [EPF/1860/23](#) - 44, Coopers Close, Chigwell, IG7 6EU

Certificate of Lawful Development for proposed garage.

14. [EPF/1846/23](#) - 25, Hycliffe Gardens, Chigwell, IG7 5HJ

Certificate of lawful development for a proposed front porch and 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

15. [EPF/1941/23](#) - 177, High Road, Chigwell, IG7 6NX

Application for approval of details reserved by condition 8 'Construction Method Statement' and condition 18 'Phase II report' on planning application EPF/2868/20 allowed on appeal (The appeal is allowed and planning permission is granted for 35 resident

To Note: Condition 8 and Condition 18 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

16. [EPF/1845/23](#) - 25, Hycliffe Gardens, Chigwell, IG7 5HJ

Prior approval for the demolition of the existing single storey conservatory and erection of the 4.50m deep single storey rear extension, height to eaves 2.90 and maximum height 3.00m.

17. [EPF/1926/23](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Prior approval for a 8m deep single-storey rear extension, height to eaves 3m and maximum height 4m.

18. [EPF/1950/23](#) - 38, Lechmere Avenue, Chigwell, IG7 5ET

Prior approval for a 8m deep single storey rear extension, height to eaves 3m and maximum height to 3m.

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

[APP/J1535/C/23/3325554](#) - Land at Luxborough Lakes - Luxborough Lane, Chigwell, Essex, IG7 5DF

Enforcement Notice Appeal - [AP-13257](#)

[APP/J1535/C/23/3325552](#) - Land at Luxborough Lakes - Luxborough Lane, Chigwell, Essex, IG7 5DF

Enforcement Notice Appeal - [AP-13256](#)

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

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.