



**MEETING OF THE
PLANNING COMMITTEE**

To be convened: Thursday. 2 November 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, 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: 27 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 12 October 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 6 October (responses due to EFDC by 30 October) and 13 October 2023 (responses due to EFDC by 6 November)

5. [EPF/1864/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

A new entrance gate and walls, with a delivery hut and an administration office hut attached, and a separate small security hut situated midway between the new gates and the main house. To serve the new dwelling house granted planning permission, Ref [EPF/2719/21](#) on 02/12/2022.

To Note:

Green Belt	Yes
Consultees:	Holding objection
Listed Building:	Adjacent to

6. [EPF/2128/23](#) - 10, Coolgardie Avenue, Chigwell, IG7 5AY

Single storey ground floor part side and front extension including conversion garage into a habitable room. New bay window at ground floor level

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 7/10

Sustainability Building Elements Incorporated: 4/9

7. [EPF/1849/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

A new electrical sub station to serve the new dwelling house granted planning permission Ref [EPF/2719/21](#) on 02/12/2022

Green Belt Yes
Listed Building: Adjacent to

8. [EPF/2021/23](#) - 21, Tomswood Road, Chigwell, IG7 5QP

Demolition of an existing Bungalow and construction of a new two storey dwelling house with a loft conversion.

To note:

Consultees: Holding objection

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

	Minimum requirement	Net Zero by 2050	Net Zero by 2030
Energy efficient & Carbon	0	7	0
Renewable energy	1	3	2
Green Infrastructure	4	2	1
Sustainable Movement	1	0	2
Water Management	3	1	1
Circular Economy/Waste	1	3	6
BREEAM rating (non domestic)	n/a (4)	n/a	n/a

Submission as evidence of the above checklists ticked None

9. [EPF/2112/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed detached dwelling incorporating retention of existing detached dwelling and existing rear garden annexe ([EPF/0302/23](#)).

To note:

Green Belt: Yes
Officer's report EPF/0302/23: Appendix 2

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

	Minimum requirement	Net Zero by 2050	Net Zero by 2030
Energy efficient & Carbon	6	1	0
Renewable energy	4	0	1
Green Infrastructure	3	3	1
Sustainable Movement	2	1	0
Water Management	3	0	2
Circular Economy/Waste	5	0	5
BREEAM rating (non domestic)	n/a (4)	n/a	n/a

Submission as evidence of the above checklists ticked None

10. [EPF/1722/23](#) - 30A, Manor Road, Chigwell, IG7 5PD

Retrospective Planning for new front fencing.

To Note:

Tree Officer's Report [EPF/2242/22](#) Appendix 3

11. [EPF/2092/23](#) - 104, Manor Road, Chigwell, IG7 5PQ

Demolition of the existing dwelling house and erection of a two storey detached building with lower ground level parking to provide 5 x self-contained flats.

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

	Minimum requirement	Net Zero by 2050	Net Zero by 2030
Energy efficient & Carbon	6	1	0
Renewable energy	4	0	1
Green Infrastructure	3	3	1
Sustainable Movement	2	1	0
Water Management	3	0	2
Circular Economy/Waste	5	0	5
BREEAM rating (non domestic)	n/a (4)	n/a	n/a

Submission as evidence of the above checklists ticked None

12. [EPF/1663/23](#) - 28, Barnaby Way, Chigwell, IG7 6NZ

Single storey / double storey rear first floor extension.

To note:

Refurb and Extensions Sustainability Checklist response Not completed

13. [EPF/2186/23](#) - 18 High Elms, Chigwell, IG7 6NF

Prior approval for additional storey to existing detached dwelling house.

14. [EPF/2166/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Double-storey rear, Front extension, and Loft Conversion

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 3/9

15. [EPF/2181/23](#) - 773, Chigwell Road, Chigwell, IG8 8AU

Single storey side and rear extension

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 0/9

16. [EPF/2227/23](#) - 22, Barnaby Way, Chigwell, IG7 6NZ

Construction of an electric sliding metal bar gate to the front of the property.

17. [EPF/2198/23](#) - 153, Manor Road, Chigwell, IG7 5QA

Retrospective planning application replacement of kitchen extract ductwork.

18. [EPF/2259/23](#) - 71, The Bowls, Chigwell, IG7 6ND

TPO/EPF/38/03

T8: Eucalyptus - Crown reduce height by up to 5m, as specified. Reduce lateral branches by up to 3m, as specified. Crown lift to 6m from ground level, as specified. Selective prune up to 1m from building, as specified.

19. [EPF/2242/23](#) - 70, Oak Lodge Avenue, Chigwell, IG7 5HZ

TPO/EPF/27/82 (Ref: T30 & T31)

T3 & T4: Oak - Crown reduce to previous points, 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)

20. [EPF/2078/23](#) - 12, Grovewood Place, Chigwell, IG8 8PX

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

21. [EPF/2132/23](#) - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Material start to [EPF/1381/20](#) Relocation of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive locations within the site

To Note:

Green Belt: Yes

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

22. 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

23. [EPF/2276/23](#) - 66, Grange Crescent, Chigwell, IG7 5JF

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 4.4m, the maximum height of the proposed extension from the natural ground level is 2.7m and the height at eaves level of the proposed extension measured from the natural ground level is 2.7m. (Revised application)

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

24. [EPF/2710/22](#) - 404, Fencepiece Road, Chigwell, IG7 5DS

Demolition of existing dwelling and construction of 8 new apartments (Revised Scheme to [EPF/2761/21](#)).

To Note:

Parish Council comments - Appendix 4
Epping Forest officer report - Appendix 5
Epping Forest decision notice - Appendix 6

25. [EPF/1458/23](#) - 128, Manor Road, Chigwell, IG7 5PR

Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments, including associated amenity, parking, landscaping and other associated works (Revised scheme to [EPF/2454/22](#)).

To Note:

Parish Council comments - None submitted
Epping Forest officer report - Appendix 7
Epping Forest decision notice - Appendix 8

26. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**27. DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 9 November

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.