



**MEETING OF THE
PLANNING COMMITTEE**

To be convened: Thursday 9 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: 3 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 20 October (responses due to EFDC by 13 November) and 27 October 2023 (responses due to EFDC by 20 November)

5. [EPF/1662/23](#) - Oakwood, 203 High Road, Chigwell, IG7 5BJ

Proposed single storey and two storey side and rear extension, front porch, conversion of garage into habitable room, and enlargement of the rear dormer.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 5/10

Sustainability Building Elements Incorporated: 5/9

6. [EPF/1880/23](#) - 51, Lee Grove, Chigwell, IG7 6AD

Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 6/10

Sustainability Building Elements Incorporated: 5/9

7. [EPF/1177/22](#) - 64 Hainault Road, Chigwell, IG7 5DQ

Part One: demolition and erection two storey side extension Part Two: erection of loft conversion comprising rear and front dormer included 4 No skylights Part Three: Erection of one storey rear extension included 3 No skylights Part Four: Demolition and erection one storey size to match existing following PD rights.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 10/10

Sustainability Building Elements Incorporated: 7/9

8. [EPF/2224/23](#) - 78, Bracken Drive, Chigwell, IG7 5RD

Variation to condition 5 and condition 7 on planning approval [EPF/2132/19](#) (New detached single family dwelling to replace existing bungalow)

To Note: Tree and Landscape Officer's comments

9. [EPF/2296/23](#) - 9, Dacre Gardens, Chigwell, IG7 5HH

Proposed loft conversion with pitch roof rear and side dormer.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 1/10

Sustainability Building Elements Incorporated: 1/9

10. [EPF/2316/23](#) - 12, Bracken Drive, Chigwell, IG7 5RF

Ground floor side and rear extension, rooms in the roof space and rear multi pitch roof dormer.

Dormer to the front and sky light. Sky lights to the roof of the rear dormer.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 5/9

11. [EPF/2264/23](#) - 47, Fontayne Avenue, Chigwell, IG7 5HD

Proposed raised patio to rear garden

12. [EPF/2218/23](#) - 40, Ely Place, Chigwell, IG8 8AG

Loft conversion facilitated by raising the ridge by 0.35m, rear dormer and 3 no. rooflights on the front elevation.

To note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 3/9

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/2257/23](#) - Land west of Luxborough Lane, Chigwell

Certificate of Lawful development for proposed installation of a new 23m span bridleway footbridge, located approximately 22m south of the existing Luxborough Way Footbridge

14. [EPF/2275/23](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Certificate of lawful development for a proposed outbuilding to be used for additional residential ancillary to main dwelling.

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/2315/23](#) - Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Approval of Details Reserved by Condition 3 external materials, 6 screen walls and fences and 8 handling of existing fabric of [EPF/1742/23](#) (Grade II listed building application for extensions & alterations to existing dwellinghouse and demolition of existing stable block with replacement outbuilding (Revised scheme to EPF/1477/22 & EPF/0225/23)).

To Note: Green Belt

16. [EPF/2328/23](#) - 105, Manor Road, Chigwell, IG7 5PN

Application for approval of details reserved by condition 4 'Materials', condition 8 'Hard and Soft Landscaping' and condition 10 'Wheel Washing' on planning permission 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)

17. [EPF/2320/23](#) - Patashalls, Coach House, Pudding Lane, Chigwell, IG7 6BY

Application for approval of details reserved by condition 3 'Materials', condition 6 'Screen Walls/ fences' and condition 10 'Scope of works' on planning permission [EPF/1738/23](#) (Grade II listed building application for extensions & alterations to existing dwellinghouse and demolition of existing stable block with replacement outbuilding (Revised scheme to EPF/1477/22 & EPF/0225/23))

To Note: Green Belt

18. [EPF/2330/23](#) - Former MOD site Roding Lane, Chigwell

Application for approval of details reserved by condition 3 'Soft Landscaping and Method Statement' on planning permission [EPF/1416/23](#) (Erection of new metal palisade fence (h=1.9m) around agricultural land and alterations to site access including installation of 2No. new gates)

To Note: Green Belt

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

19. None

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

20. None

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 23 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.