



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 11 January 2024

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: 5 January 2024

## 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 11 December 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 15 December (responses due to EFDC by Monday 8 January) and 22 December 2023 (responses due to EFDC by Monday 15 January)

### 5. [EPF/2634/23](#) - Crossways, 105 Manor Road, Chigwell, IG7 5PN

Variation of condition 2 plan numbers to [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) - Proposed Support Columns to Approved Balconies.

### 6. [EPF/2655/23](#) - 30A, Manor Road, Chigwell, IG7 5PD

Retrospective Planning for new front fencing.

To Note: [EPF/1722/23](#) - Retrospective Planning for new wall and railings - refused (Appendix 2)

### 7. [EPF/2490/23](#) - 60, Stradbroke Drive, Chigwell, IG7 5QZ

Change of render to brickwork, raised rear extension wall with parapet wall and stone work coping.

### 8. [EPF/2520/23](#) - 13, Bracken Drive, Chigwell, IG7 5RG

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement.

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	3	4	0
Renewable energy	4	0	0
Green Infrastructure	6	1	0
Sustainable Movement	2	1	0
Water Management	5	0	0
Circular Economy/Waste	5	0	0
BREEAM rating	n/a	n/a	n/a

**9. [EPF/2654/23](#) - 72, Grange Crescent, Chigwell, IG7 5JF**

Two storey front, side and rear extension with an addition of a single storey rear extension project 2.5m from the existing rear elevation.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: None

**10. [EPF/2725/23](#) - 3, Gravel Lane, Chigwell, IG7 6DA**

The proposed alterations that constitute this application are:

1. Change of use of ground floor for sale of pet food and accessories to C3 Residential.
2. Removal of existing shop front, replacing it with a bay window in keeping with the existing bay window to the side elevation.
3. Infill extension to existing courtyard, with new fixed roof lantern.

To Note:

Refurb and Extensions Sustainability Checklist response: None

**11. [EPF/2767/23](#) - 15, Stradbroke Drive, Chigwell, IG7 5QU**

Proposed front access gates and fence.

**12. [EPF/2715/23](#) - 48-52, Stradbroke Drive, Chigwell, IG7 5QZ**

TPO/EPF/10/74 (Ref: A1)

T6, T7 & G22: Cypress - Fell and replace, as specified

T11: Hornbeam - Fell and replace, as specified.

T12: Oak - Fell and replace, as specified.

T21: Corkscrew Willow - Coppice.

**13. [EPF/2752/23](#) - Grange Farm Camping And Sports Centre, High Road, Chigwell, IG7 6DP**

TPO/EPF/09/12 (Ref: T26, T27)

T054: Ash - Selective reduction of branches over road, as specified.

T055: Oak - Selective reduction of overextended branches, as specified.

**14. [EPF/2761/23](#) - 3, Ely Place, Chigwell, IG8 8AG**

TPO/EPF/09/11

T1: Oak - Selective reduction of overhanging branches by up to 1.5m, 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)

**15. [EPF/2674/23](#) - 3, Woolhampton Way, Chigwell, IG7 4QE**

Certificate of lawful development for a proposed loft conversion with side dormer window for detached property within 50 cu. m. falls under permitted development.

**16. [EPF/2676/23](#) - 30a, Stradbroke Drive, Chigwell, Epping Forest, IG7 5QY**

Certificate of lawful development for a proposed outbuilding in the rear garden.

**17. [EPF/2706/23](#) - 1, Great Owl Road, Chigwell, IG7 6AL**

Certificate of lawful development for a proposed single storey 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

**18. [EPF/2704/23](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Application for approval of details reserved by condition 15 (Biodiversity Enhancement Statement) on planning application [EPF/1681/19](#) ([Construction](#) of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development)

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

### 19. APPEAL [AP-13315/3333953](#) - [EPF/1517/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Single storey side and rear extension with flat roof. 3no flat roof lights. Internal alterations

### 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

The scheduled date of the next meeting is Thursday 25 January

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.