



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 25 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: 19 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 January 2024 (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 5 January (responses due to EFDC by Monday 22 January) and 12 January 2024 (responses due to EFDC by Monday 29 January)

5. [EPF/2528/23](#) - 22, Ely Place, Chigwell, IG8 8AG

Proposed two storey side extension with subservient roof, alterations to the external fenestrations and installation of new glazing.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 1/10

Sustainability Building Elements Incorporated: 2/9

Sustainability Statement: None

6. [EPF/2757/23](#) - 34, Lechmere Avenue, Chigwell, IG7 5ET

Proposed single storey side extension.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: None

7. [EPF/2781/23](#) - Derwen, Vicarage Lane, Chigwell, IG7 6LS

The proposal is for an outbuilding to be located in the rear garden, existing access arrangements to remain unaltered.

8. [EPF/2796/23](#) - 44, Millwell Crescent, Chigwell, IG7 5HY

Conversion of a garage into habitable room, infill single storey side and single storey rear extension.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: None

9. [EPF/2806/23](#) - 96, Langley, High Road, Chigwell, IG7 6PJ

Construction of garden shed at rear of property.

10. [EPF/2447/23](#) - 233-235 Fencepiece Road, Chigwell, IG7 5EB

Demolition of two semi-detached dwellings and replacement with 6 apartments

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

11. [EPF/2782/23](#) - 33, Fontayne Avenue, Chigwell, IG7 5HD

Proposing a two storey side extension and a single storey front Porch.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: None

12. [EPF/0002/24](#) - 16, Chigwell Rise, Chigwell, IG7 6AB

Alteration to planning approval [EPF/0433/23](#), Raising of the roof ridge as approved, Loft conversion with rear dormer window.

Two storey Rear and part side extensions.

Sustainability Statement: None

To **NOTE** and **COMMENT** if appropriate, the following Prior Notification Applications

13. [EPF/2786/23](#) - Midway Garage 91 London Road Chigwell RM4 1XL

Prior Notification for the proposed upgrade of an existing base station comprising the removal of the existing 17.10m lattice tower, headframe and 3 no antennas and replacement with 17.50m lattice tower with headframe supporting 6 no new antennas and the relocation of 3 no existing antennas and 2 no 300mm existing dishes, with ancillary development thereto. 17.50m lattice tower with headframe supporting 6 no new antennas and the relocation of 3 no existing antennas and 2 no 300mm existing dishes, with ancillary development thereto.

14. [EPF/2805/23](#) - Land Adj. to Chigwell Library Hainault Road Chigwell IG7 6QX

Prior Notification for proposed telecommunication base station installation comprising a 25m lattice tower, supporting 6 no antennas, 2 no dishes, together with 3 no cabinets, and ancillary development thereto including compound fencing

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/2417/23](#) - 26, Coolgardie Avenue, Chigwell, IG7 5AY

Certificate of Lawful Development for hip to gable loft conversion with rear dormer and front roof lights.

16. [EPF/2556/23](#) - 44, Coopers Close, Chigwell, IG7 6EU

Certificate of lawful development for a proposed garage.

17. [EPF/2819/23](#) - 5, Tudor Close, Chigwell, IG7 5BG

Certificate of Lawful Development for proposed single storey side/rear extensions, conversion of garage into habitable room and front porch.

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. NONE

APPEALS RECEIVED

19. APPEAL [AP-13281](#) - [EPF/2688/22](#) - Kenswal, Grove Lane, Chigwell, IG7 6JD

Proposed redevelopment of the site with erection of a 2 storey building which will accommodate 1 x residential unit.

20. ITEMS FOR DISCUSSION THAT REQUIRE A DECISION TO BE MADE

i. [EPF/0625/23](#) - Re-Consultation - 2 Courtland Drive, Chigwell, IG7 6LU

Demolition of existing dwelling and replacement with two structures containing a total of 5 new dwellings

To note:

[Refusal at appeal](#) of [EPF/1573/20](#) - on the grounds of no contribution to SAC

Refusal at Plan South of [EPF/0625/23](#) -

DM9 - sustainable development, failure to comply with net zero objectives, loss of amenity regarding car lift, refuse storage space. Local Plan policy T1 was wrongly described to the committee as "Highway Safety". It is correctly titled Local Plan T1 - Sustainable Transport Choices.

Failure to comply with T1 "Highway Safety" was removed as a reason for refusal by the committee.

The Parish's reasons for objection - failure to comply with Local Plan policy T1, E iv (the proposal failed to provide appropriate parking and servicing provision, in terms of amount, design and layout and cycle storage arrangements and failed to have regard to adopted Parking Standards) was not given as a reason for refusal.

ii. [EPF/0895/23](#) - Re- consultation - Oakbrook, Pudding Lane, Chigwell, IG7 6BY

Replacement dwelling house

To note:

Green Belt: Yes

iii. [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

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 8 February

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.