



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 8 February 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: 2 February 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 25 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 19 January and 26 January 2024

5. [EPF/2489/23](#) - 13, Audleigh Place, Chigwell, IG7 5QT

Double storey side extension

Refurb and Extensions Sustainability Checklist response: Not submitted

6. [EPF/2795/23](#) - 102, High Road, Chigwell, IG7 6PJ

Various internal and external changes including EV charger and CCTV cameras, and A/c units.

To Note:

Listed: Grade II

Refurb and Extensions Sustainability Checklist response:

Incorrect document (minor developments) submitted and thus considered not applicable by applicant

7. [EPF/2797/23](#) - 102, High Road, Chigwell, IG7 6PJ

Grade II listed building application for various internal and external changes including EV charger and CCTV cameras, and A/c units.

To Note:

Listed: Grade II

Refurb and Extensions Sustainability Checklist response:

Incorrect document (minor developments) submitted and thus considered not applicable by applicant

8. [EPF/0057/24](#) - 66, Manor Road, Chigwell, IG7 5PG

Outdoor cooking and seating area

9. [EPF/0072/24](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Single storey rear extension & garage conversion into a habitable room.

To Note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: Insulation to Building Regs standard, low energy lighting

10. [EPF/2811/23](#) - 8, Orchard Way, Chigwell, IG7 6EE

Retrospective application for porch extension and single storey rear.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: None

11. [EPF/0111/24](#) - Little West Hatch, High Road, Chigwell, IG7 5BS

Grade II listed building consent for fire damage repairs to curtilage listed outbuilding.

To Note:

Listed Building: Grade II

12. [EPF/0119/24](#) - 17, Tomswood Road, Chigwell, IG7 5QP

Retention of Installed AC Units (4No. in total)

(Re-submission of application [EPF/0682/23](#))

To Note:

Noise report: *3.3 - Noise Control Measures to AC Units (x 4No) - Following calculations carried out in Appendix B1 of this report shows that the four air conditioning units are too noisy, and all four units will need to be relocated and encased with a new acoustic louvred enclosure system*

Planning History: EPF/0682/23 - refused - [Officer report](#)

13. [EPF/0145/24](#) - 356-358 Telephone Exchange, Fencepiece Road, Chigwell, IG7 5DY

Installation of new louvres within existing window openings.

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

14. NONE

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/0125/24](#) - 39, Park View, Chigwell, IG7 5EF

Certificate of lawful development for proposed Use of the land for siting a mobile home for use ancillary to the main dwelling.

16. [EPF/0128/24](#) - 8 Puckridge Cottages, Vicarage Lane, Chigwell, IG7 6LU

Certificate of lawful development for the existing stationing of a shepherd hut within residential garden to provide ancillary accommodation.

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

17. NONE

APPEALS RECEIVED

18. NONE

19. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

20. DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 22 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.