



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 22 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: 16 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 8 February 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 2 February and 9 February 2024

### 5. [EPF/0087/24](#) - 50, Lechmere Avenue, Chigwell, IG7 5ET

2 Storey wrap around extension over ground and 1st floor, forming new rear kitchen dining area at GF and Bedroom, en-suite and family bathroom at 1st floor.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 6/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: Low embodied carbon, rainwater harvesting

### 6. [EPF/0184/24](#) - 33, Millwell Crescent, Chigwell, IG7 5HX

Proposed part single part double storey rear and side extensions and a front porch extension along with associated internal alterations.

Planning History: [EPF/2313/23](#) - approved. Planning officer's report (Appendix 2)

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: None

### 7. [EPF/0195/24](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Double-storey rear, Front extension, and Loft Conversion

Planning History:

[EPF/0072/24](#) - Single storey rear extension & garage conversion - under consultation

[EPF/2166/23](#) - Double-storey rear, Front extension,Loft Conversion - refused (Appendix 3)

[EPF/1596/23](#) - Prior approval for a part 6m single storey rear extension, height to eaves 2.80 and maximum height 3.20 metres - not required

[EPF/1598/23](#) - Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion - lawful

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: Future proof design, insulation to building regs standard

**8. [EPF/2697/23](#) - 37, Coolgardie Avenue, Chigwell, IG7 5AX**

Demolition of rear conservatory; proposed single storey rear extension; two-storey side extension; loft conversion with rear dormer and 3no. front roof lights; proposed outbuilding in rear garden

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 4/10

Sustainability Building Elements Incorporated: 6/9

Sustainability Statement: Construction, insulation to building regs, rainwater harvesting via water butt, Venetian blinds to reduce solar gain

**9. [EPF/0124/24](#) - 14, Stradbroke Drive, Chigwell, IG7 5QX**

Extension to existing rear patio/terrace area

To Note:

Planning History: [EPF/2496/23](#) - refused (Appendix 4)

**10. [EPF/0175/24](#) - 75, Hainault Road, Chigwell, IG7 5DL**

Part 2 storey front infill extension with main roof reconfiguration. Part single storey rear extension with lantern roof window.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 10/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: None

**11. [EPF/0202/24](#) - 21, Lyndhurst Rise, Chigwell, IG7 5BB**

Removal of garage door and replace with bay window to match first floor.

Planning history:

[EPF/0068/23](#) - Lawful Development certificate for a proposed addition of a dormer at roof level to the rear & change from a hip to gable roof.

[EPF/0046/23](#) - Prior approval for a pitched, single story rear extension with materials to match existing - not required

Refurb and Extensions Sustainability Checklist response - None submitted

**12. [EPF/0214/24](#) - 40, Ely Place, Chigwell, IG8 8AG**

Loft conversion, rear dormer and 3 no. rooflights on the front elevation.

To Note:

Planning history: [EPF/2218/23](#) - refused (Appendix 5)

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: None

**13. [EPF/0215/24](#) - 74, Grange Crescent, Chigwell, IG7 5JF**

Single storey side extension (at first floor level). Alterations to main roof to suit.

To Note:

Planning History:

[EPF/1085/21](#) - Single storey rear extension and amend roof of existing to match - granted

Refurb and Extensions Sustainability Checklist response - None submitted

**14. [EPF/0223/24](#)- 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.

[EPF/1880/23](#) - Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights - refused (Appendix 6)

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: None

**15. [EPF/0201/24](#) - Millstone, 6 Lingmere Close, Chigwell, Essex IG7 6LH**

TPO/EPF/111/10 (Ref: T19)

T2: Oak - Crown reduce by up to 1.5m, as specified.

**16. [EPF/0219/24](#) - Millstone, 6 Lingmere Close, Chigwell, IG7 6LH**

TPO/EPF/111/10 (Ref: T18)

T1: Yew - Fell and replace, as specified.

**17. [EPF/0210/24](#) - 5A, Longview, Lingmere Close, Chigwell, IG7 6LH**

TPO/EPF/111/10 (Ref: T15 & T16)

T1 & T2: Lime - Re-pollard, as specified.

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

**18. 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)

**19. NONE**

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

**20. [EPF/0206/24](#) - 177 High Road, Chigwell, IG7 6NX**

Approval of Details Reserved by Conditions 5 Landscaping, 6 Surface Water Drainage, 9 Levels, 16 EVP and 17 Broadband of EPF/2868/20 (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure).

**21. [EPF/0259/24](#) - Former MOD Site, Roding lane, Chigwell**

Application for approval of details reserved by condition 5 'Flood Risk Assessment' and condition 7 'Foul and Surface Water Disposal' on planning permission EPF/0635/20 (Demolition of all buildings & erection of one single storey house, parking and provision of garden space)

**APPEALS RECEIVED**

**22. NONE**

**ITEMS FOR DISCUSSION THAT REQUIRE A DECISION TO BE MADE**

**23. EPF/0047/24 - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Deed of Variation to s106 Legal Agreement attached to [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).

Appendix 7 - recommendation to DDMC

**24. Application for Premises Licence - Chickaros Chicken Chigwell, 783 Chigwell Road, Chigwell, IG8 8AU - (Appendix 8)**

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

**26. DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 14 March

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.



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 8 February 2024

Time: 6:30pm

Location: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

#Cllr Celina Jefcoate(Chair)

Cllr Rochelle Hodds

Cllr Faiza Rivzi

Cllr. Elliot Costa (Vice Chair)

Cllr Lisa Skingsley Morgan

# Cllr Renu Phull

MOP:

None

# for part of the meeting

Members of the Public and Councillors were 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 were 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 were 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

### **PL382/23 - APOLOGIES FOR ABSENCE**

Apologies were received and **ACCEPTED** from Cllr: Akhtar, Gaffar, Chahal Holden and Raza

### **PL383/23 - DECLARATIONS OF INTEREST**

Cllr Skingsley Morgan declared a personal interest in Item 9 on the grounds of living in the same road but deemed it would not influence her decisions and she would remain in the meeting. Cllr Costa declared a personal interest in items 6 and 7 on the grounds of knowing the applicant but deemed it would not influence his decisions and he would remain in the meeting. Cllr Jefcoate declared a personal interest in item 16 on the grounds of living in the same road and knowing the



applicant well. She deems it could be perceived by the public to influence her decision and she would not remain in the meeting for that item.

### **PL384/23 - MINUTES**

The minutes of the meeting held 25 January 2024 were **AGREED**

### **PL385/23 - PUBLIC PARTICIPATION**

None

The following applications, received for the weeks ending 19 January and 26 January 2024 were **CONSIDERED**

#### **PL386/23 - [EPF/2489/23](#) - 13, Audleigh Place, Chigwell, IG7 5QT**

# Cllr Phull joined the meeting

Double storey side extension

Refurb and Extensions Sustainability Checklist response: Not submitted

Chigwell Parish Council comment:

The Council **OBJECTS** to this proposal on the following grounds:

**Local Plan policy DM9, A (iii) - fails to incorporate sustainable design and construction principles**

**Local Plan policy DM9, D (ii) - fails to have regard to the rhythm of the neighbouring plot**

**Local Plan policy DM9, I (iv) - results in an overbearing and overly enclosed form of development**

The Council **NOTED** the lack of set back at first floor level and considered it resulted in an overbearing development. The submitted plans do not appear representative in that they do not show the adjacent buildings on the neighbouring plot. The lack of street scene and accurate plans meant the Council was not able see the proposal would not adversely impact on the area. The lack of Sustainability Checklist meant the application failed to demonstrate it incorporates sustainable design and construction principles

#### **PL387/23 - [EPF/2795/23](#) - 102, High Road, Chigwell, IG7 6PJ**

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

Chigwell Parish Council comment:

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 **NOTED** with disappointment the absence of a Refurbishments and Extensions Sustainability Checklist and noted the proposal may not adequately comply with Policy DM9 A (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

**PL388/23 - [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.

Chigwell Parish Council comment:

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

**PL389/23 - [EPF/0057/24](#) - 66, Manor Road, Chigwell, IG7 5PG**

Outdoor cooking and seating area

Chigwell Parish Council comment:

No objection although given the size of the proposal, should officers be minded to approve, the Parish request a planning condition that commercial use or overnight occupation of the building is not permitted and its use remains ancillary to the main building

**PL390/23 - [EPF/0072/24](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ**

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

Chigwell Parish Council comment:

No objection

**PL391/23 - [EPF/2811/23](#) - 8, Orchard Way, Chigwell, IG7 6EE**

Retrospective application for porch extension and single storey rear.

Chigwell Parish Council comment:

No objection although the Council **NOTED** with disappointment the absence of a Refurbishments and Extensions Sustainability Checklist and noted the proposal may not adequately comply with Policy DM9 A (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

**PL392/23 - [EPF/0111/24](#) - Little West Hatch, High Road, Chigwell, IG7 5BS**

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

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

**PL393/23 - [EPF/0119/24](#) - 17, Tomswood Road, Chigwell, IG7 5QP**

Retention of Installed AC Units (4No. in total). (Re-submission of application [EPF/0682/23](#))

Chigwell Parish Council comment:

The Council **STRONGLY OBJECTS** to this proposal on the following grounds:

**Local Plan policy DM9, I - fails to take account the amenity of neighbours**

**Local Plan policy DM9, I (v) - fails to address issues of noise arising from the development**

**Local Plan policy DM21 B (i) - leads to unacceptable local environmental impacts of noise and vibration**

**Local Plan policy DM21 B (ii) - fails to locate activities generating noise pollution away from receptors**

**Local Plan policy DM21 B (iii) - fails to mitigate and reduce adverse local environmental impacts of noise and vibration to a minimum**

The Council NOTED point 3.3 of the applicant's Noise Impact Assessment Report (by Climate Acoustics) as follows: *"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"*

The proposal, by not relocating to the location identified in the noise report and then also encasing the four units, fails to have regard to the mitigation specified in the Noise Impact Assessment report. As such the proposal will result in an unacceptable level of background noise for neighbouring properties.

**PL394/23 - [EPF/0145/24](#) - 356-358 Telephone Exchange, Fencepiece Road, Chigwell, IG7 5DY**

Installation of new louvres within existing window openings.

Chigwell Parish Council comment:

No objection

**PL395/23 - Prior Notification Applications**

None

To **NOTE** and **COMMENT** if appropriate, the following Lawful Development Applications

**PL396/23 - [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.

Chigwell Parish Council comment:

No comment

#Cllr Jefcoate handed over the chair to Cllr Costa and left the meeting

**PL397/23 - [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.

Chigwell Parish Council comment:

No comment

#Cllr Jefcoate returned to the meeting

**PL398/23 - Approval of Details Reserved by A Condition**

None

**PL399/23 - APPEALS RECEIVED**

None

**PL400/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

The Chair advised that the recent planning applications for both 2 Courtland Drive and Hainault Hall had been refused at Plan South. Councillors who had watched the Plan South meeting virtually stated their disappointment that officers had not addressed the issue of the substandard parking bays at 2 Courtland Drive and that they appeared to provide incorrect information to Council regarding Essex Parking Standards and the required size of end bays adjacent to walls and obstructions. It was confirmed the Parish would invite officers to expand on their procedures and the decision making process when deciding if a proposal was compliant with Local Plan policy and would pursue the matter of clarifying what information was given by officers on this and other matters with Plan South and the subsequent reasons for refusals.

**PL401/23 - DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 22 February

The meeting closed at 7.12pm