



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 14 March 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: 8 March 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 22 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 16 February and 26 February and 1 March 2024

### 5. [EPF/0253/24](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed single storey rear extension, hip to gable loft conversion with rear dormer.

Green Belt:	Yes
Refurb and Extensions Sustainability Checklist response	
Sustainability Design Principles Incorporated:	2/10
Sustainability Building Elements Incorporated:	5/9
Sustainability Statement:	None

### 6. [EPF/0254/24](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed enlarged dwelling (unbuilt) incorporating a proposed single storey rear extension and loft conversion with rear dormer to a previous approval ([EPF/2112/23](#)).

Green Belt:	Yes
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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	6	1	0
Renewable energy	4	0	1
Green Infrastructure	3	3	1
Sustainable Movement	2	1	0
Water Management	3	0	2

Circular Economy/Waste	5	0	5
BREEAM rating	n/a	n/a	n/a

Planning History for 110 Luxborough Lane

[EPF/3064/20](#) - Siting of a 8m x 4m x 3m high timber framed garden building for use as ancillary accommodation (granny annexe) (Amended application to EPF/2426/20)

[EPF/0302/23](#) - A two storey side extension to increase volume by 63% (original building increased from 451.2m<sup>3</sup> to 738.4m<sup>3</sup>) - approved, PD removed

[EPF/1448/23](#) - Proposed extension of an existing detached dwelling to provide a pair of semi-detached dwellings incorporating a previously approved 2 storey side extension - withdrawn

[EPF/1449/23](#) - New detached dwelling including alterations to the existing dwelling with the removal of a side extension, detached garage and two outbuildings - withdrawn

[EPF/2112/23](#) - Proposed detached dwelling (111 Luxborough Lane) incorporating retention of existing detached dwelling and existing rear garden annexe, removal of garage and outbuilding - Approved, PD removed on new dwelling:  
 110 Luxborough Lane - remains at 450m<sup>3</sup>  
 111 Luxborough Lane - 326m<sup>3</sup>

**7. [EPF/2409/23](#) - 25, Mount Pleasant Road, Chigwell, IG7 5EP**

Loft conversion with dormer creating two additional bedrooms.

Refurb and Extensions Sustainability Checklist response  
 Sustainability Design Principles Incorporated: 3/10  
 Sustainability Building Elements Incorporated: 3/9  
 Sustainability Statement: None

**8. [EPF/0132/24](#) - 3, Gainsborough Place, Chigwell, IG7 6LA**

Proposed rear extension and loft conversion to provide additional bedroom and prayer room.

Refurb and Extensions Sustainability Checklist response  
 Sustainability Design Principles Incorporated: 8/10  
 Sustainability Building Elements Incorporated: 4/9  
 Sustainability Statement: None

**9. [EPF/0285/24](#) - 66, Manor Road, Chigwell, IG7 5PG**

Proposed front canopy over existing entrance doors

**10. [EPF/0309/24](#) - 17, Chester Road, Chigwell, IG7 6AH**

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

**11. [EPF/0085/23](#) - 1, Grange Crescent, Chigwell, IG7 5JB**

Retention of AC Units and Heat Recovery System

To Note:

EFDC - Safer Communities - comment

**12. [EPF/0255/24](#) - 153, Trotwood, Chigwell, IG7 5JW**

Demolish existing front porch and construct infill front extension and a 3.5m deep single storey rear extension

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: None

**13. [EPF/0334/24](#) - 9, Lechmere Avenue, Chigwell, IG7 5HA**

Conversion of existing garage into habitable space, Ground floor side and rear extension, First floor side and partial rear extension, loft conversion with installation of dormer

Refurb and Extensions Sustainability Checklist response: None

**14. [EPF/0361/24](#) - 147, Lambourne Road, Chigwell, IG7 6EJ**

Change of use of detached garage as home-office and gymnasium ancillary to the residential dwelling, replacement of garage doors with patio doors, new front dormers and internal alterations

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 5/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: None

**15. [EPF/0371/24](#) - 60, Stradbroke Drive, Chigwell, IG7 5QZ**

Retrospective planning for change from render to brickwork New windows to side elevation New skylight to rear

Making front dormer smaller

Alterations to the rear extension roof

Change fenestration of existing window.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: None

## Planning History

[EPF/2490/23](#) - Change of render to brickwork, raised rear extension wall with parapet wall and stone work coping - withdrawn

[EPF/1166/23](#) - First floor loft extension. Loft conversion with rear dormer and skylight - approved

[EPF/1167/23](#) - Certificate of Lawful Development for proposed rear outbuilding.

[EPF/2529/22](#) - First floor front extension, front porch, front dormer - approved

[EPF/0723/22](#) - Front extension loft conversion with new roof, change of rear extension, roof alteration to front elevation including porch, canopy and stone features - refused

[EPF/2868/17](#) - TPO/EPF/17/09: G3 (T1,T2 & T3 on plan) 3 x Hornbeam - crown reduce by up to 4m. T33, T34 & T35 (G1 on plan) Oaks - crown raise to 5m. - allowed

### 16. [EPF/0290/24](#) - Cedar Park, High Road, Chigwell, IG7 5AL

TPO/EPF/14/96 (Ref: T14, W5)

T14: Holm Oak - Crown lift by up to 4m from ground, as specified.

G4: Mixed - Crown lift by up to 4m from ground, as specified.

### 17. [EPF/0308/24](#) - Cedar Park, High Road, Chigwell, IG7 5AL

TPO/EPF/14/96 (Ref: T2, W5)

T1: Sycamore - fell and replace, as specified.

G5: 2 x Elm - fell and replace, as specified.

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

### 18. [EPF/0304/24](#) - 122, Limes Avenue, Chigwell, IG7 5LY

Prior approval for a 6.0m deep single storey rear extension, height to eaves 2.70m and maximum height of 2.70m

### 19. [EPF/0331/24](#) - 39 Brunel Road, Chigwell, Woodford Green, IG8 8BE

Prior approval for a 5.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.5m.

### 20. [EPF/0344/24](#) - 42, Love Lane, Chigwell, IG8 8BB

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.82 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres.

### 21. [EPF/0409/24](#) - 5, Barton Close, Chigwell, IG7 6LJ

Prior approval for a 6.0m deep single storey rear extension x 3.0m high (2.80m high to eaves)

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)

**22. [EPF/0243/24](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU**

Certificate of lawful development for a proposed hip to gable loft conversion with rooflights to front and rear.

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

**23. [EPF/0363/24](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Application for approval of details reserved by condition 1 'Commencement of works' on planning permission 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)

**24. [EPF/0374/24](#) - Bramstons, Roding Lane, Chigwell, IG7 6BE**

Application for approval of details reserved by condition 5 'Biodiversity Enhancement Layout' and condition 8 'WSI recording' on planning permission EPF/1735/23 (Demolition of existing garage block and construction of new garage block)

**APPEALS RECEIVED**

**25. [EPF/1663/23](#) - [AP-13338](#) - 28, Barnaby Way, Chigwell, IG7 6NZ**

Single storey / double storey rear first floor extension.

**26. [EPF/0503/22](#) - [AP-13344](#) - Chigwell Nursery, High Road, Chigwell, Essex, IG7 5BL**

Demolition of existing buildings and construction of residential dwellings (Class C3), alterations to existing access, landscaping and associated works (Allocation CHIG R5).

Interested parties comments due by 27 March

**27. [EPF/1288/23](#) - [AP-13324](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG**

Variation on condition 2 relating to drawing numbers on planning permission EPF/0028/23 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses) - The amended drawings show no build material difference, but merely an increase in the spacing between the two units and relocation towards the north of the site to be more in line with the neighbouring Miller's Lodge building line.

Interested parties comments due by 3 April

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

### 28. [EPF/0047/24](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED

To discuss the Council's position regarding the Deed of Variation to s106 Legal Agreement attached to [EPF/1681/19](#) and **AGREE** an appropriate course of action

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

### 30. **DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 21 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.