



**MEETING OF THE
PLANNING COMMITTEE**

Date: Tuesday 26 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: 21 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 14 March 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 8 and 15 March 2024

5. [EPF/0391/24](#) - 783, Chigwell Road, Chigwell, IG8 8AU

Retrospective planning application - Single storey side extension to create toilets for the ground floor restaurant.

To note:

Current [Licensing Application](#) - 783 Chigwell Road

6. [EPF/0424/24](#) - 2, Smeaton Road, Chigwell, IG8 8BD

Variation to condition 1 'Opening times' on planning permission EPF/0470/96 allowed on appeal (Change of use of ground floor from builders merchants to Restaurant)

To note:

[EPF/1433/09](#) - Variation for condition 2 on EPF/0470/96 to allow opening on Sunday - allowed
Condition 1 - The restaurant hereby permitted shall not be open to customers outside the hours of 09:00 to 22:00 Mondays to Saturdays and 12:00 midday to 18:00pm on Sundays

Current [Licensing Application](#) - 783 Chigwell Road

7. [EPF/0100/24](#) - 3 Broadhurst Gardens, Chigwell, IG7 5HE

Proposed extensions and internal alterations.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated:

3/10

Sustainability Building Elements Incorporated: 5/9
Sustainability Statement: None

8. [EPF/0377/24](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Conversion of garage into habitable room, two storey front extension. two storey rear extension part single storey rear extension, loft conversion with front dormer and skylights

Refurb and Extensions Sustainability Checklist response - None

Planning History

[EPF/2563/23](#) - Conversion of garage into habitable room, front extensions and part first floor rear extension. Single storey rear part first floor rear extension., Combination of previously approved application reference, EPF/2399/22 & EPF/0182/23 - allowed

[EPF/0842/22](#) - Proposed conversion of a garage into a habitable room. First floor extensions, change existing roof profile to create additional roof space to be used for habitable purpose - Refused

9. [EPF/0383/24](#) - 16, Audleigh Place, Chigwell, IG7 5QT

Erection of double garage to serve 16 Audleigh Place

Refurb and Extensions Sustainability Checklist response - None

10. [EPF/0414/24](#) - 122, Hainault Road, Chigwell, IG7 5DL

Single Storey rear extension

Refurb and Extensions Sustainability Checklist response - Incorrect document submitted

11. [EPF/0439/24](#) - 29, St Marys Way, Chigwell, IG7 5BX

Double storey rear and side extension, first floor side extension, front porch.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: None

12. [EPF/0040/24](#) - 40 Chigwell Grange, High Road, Chigwell, IG7 6BF

Construction of an outbuilding ancillary to the host property.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 0/9

Sustainability Statement: None

13. [EPF/0407/24](#) - 29, Ely Place, Chigwell, IG8 8AG

Proposed single storey rear extension and partial conversion of garage

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 0/9

Sustainability Statement: None

14. [EPF/0422/24](#) - 28, Hycliffe Gardens, Chigwell, IG7 5HJ

Erection of Single Storey Rear Extension, 4m Extension from the Existing Rear Wall.

Refurb and Extensions Sustainability Checklist response - None

15. [EPF/0468/24](#) - 11, Audleigh Place, Chigwell, IG7 5QT

Part single, part double storey side and rear extension, raising roof ridge for loft conversion.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 3/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: None

16. [EPF/0485/24](#) - 34 Forest Avenue, Chigwell, IG7 5BP

Garage conversion to habitable room.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 2/9

Sustainability Statement: None

17. [EPF/0489/24](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Application for drop pavement to facilitate vehicle crossing to create access for maintenance vehicles to serve the Electrical Sub Station which was granted planning permission on 19/12/2023, ref [EPF/1849/23](#).

To Note: Green Belt

18. [EPF/0500/24](#) - 146, Langold, High Road, Chigwell, IG7 5BQ

Proposed two storey and single rear extensions with additional dormers to attic.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 0/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: Detailed explanation

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

19. 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)

20. [EPF/0492/24](#) - 26, Coolgardie Avenue, Chigwell, IG7 5AY

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

21. [EPF/0273/24](#) - 30A, Roseacre, Stradbroke Drive, Chigwell, IG7 5QY

Certificate of lawful development for the construction of a single storey office outbuilding.

22. [EPF/0418/24](#) - Rolls Park Farm, 25 High Road, Chigwell, IG7 6DL

Certificate of lawful development for a proposed single storey swimming pool outbuilding with facilities and a single storey gym outbuilding for the purposes incidental to the enjoyment of the main dwelling house.

To Note:

Green Belt

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/0426/24](#) - Derwen, Vicarage Lane, Chigwell, IG7 6LS

Application for approval of details reserved by condition 4 'Surface Water Disposal' on planning permission EPF/2781/23 (The proposal is for an outbuilding to be located in the rear garden, existing access arrangements to remain unaltered)

APPEALS RECEIVED

24. [EPF/2218/23](#) - [AP-13360](#) - 40, Ely Place, Chigwell, IG8 8AG

[APP/J1535/D/24/3339592](#) - Loft conversion facilitated by raising the ridge by 0.35m, rear dormer and 3 no. rooflights on the front elevation.

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

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.