



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 11 April 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: 5 April 2024

TO NOTE:

Green Belt Yes
EFDC Local Plan policy :DM12 - Subterranean, Basement Development and Lightwells (App 2)

8. [EPF/0549/24](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

A new entrance gate and walls, with a delivery hut and an administration office hut attached, and a separate small security hut situated midway between the new gates and the main house. To serve the new dwelling house granted planning permission, Ref [EPF/2719/21](#) on 02/12/2022.

TO NOTE:

Green Belt Yes

9. [EPF/0545/24](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Proposed new internal access drive to serve the new dwelling house granted planning permission, Ref [EPF/2719/21](#) on 02/12/2022.

TO NOTE:

Green Belt Yes

10. [EPF/0559/24](#) - 21, Tomswood Road, Chigwell, IG7 5QP

Planning application for a double storey extension to a existing bungalow along with Loft conversion and front dormer and alterations to front facade.

TO NOTE:

Refurb and Extensions Sustainability Checklist response - None

11. [EPF/0539/24](#) - 2 Forest House Fields, Vicarage Lane, Chigwell, IG7 6NA

Part one and part two-storey rear and side extension, alteration of the front and mansard roof extension

Listed Within the curtilage of a Grade II listed building
Planning History: [EPF/0896/23](#) - 3 car garage with storage above, refused

12. [EPF/0573/24](#) - 4 Manor Road, Chigwell, IG7 5PD

Prior approval for the enlargement to the dwelling by construction of first floor addition.

TO NOTE:

Refurb and Extensions Sustainability Checklist response - None

13. [EPF/1770/23](#) - The Firs, 191 High Road, Chigwell, IG7 5AS

Change of use of existing vacant residential property to a day nursery within Class E along with creation of new central vehicular access following closure of existing accesses and associated car, cycle, buggy and scooter parking provision.

To note:

The Parish Council's Standing Orders require that a resolution may not be reversed within six months. After that time it is within the Council's remit to move the same or similar motion without recourse to the procedure for a special motion. EPF/1770/23 was previously considered on 20 Sept 2023. As such, the motion may be moved again at the discretion and/or advice of the Clerk.

14. [EPF/0526/24](#) - Brook Way and Barnaby Way Open Space, Brook Way, Chigwell

TPO/EPF/15/09 (Ref: T18, T43, T76)

T011: Common Ash - Reduce to 9m in height, as specified.

T016: Willow - Coppice, as specified.

T022: Common Ash - Pollard at 10m, as specified.

15. [EPF/0527/24](#) - Brook Rise Open Space, Brook Rise, Chigwell

TPO/EPF/05/23 (Ref: T15, T20)

T002: Lawson Cypress - Reduce from road by up to 1m, as specified.

T010: Oak - Crown lift over road to 5.2m from ground, as specified.

16. [EPF/0528/24](#) - Manor Road/Tomswood Road Chigwell

TPO/EPF/14/09 (Ref: T1, G2, G3, T4)

T016: Pedunculate Oak - Reduce first major branch to first fork 1.2m from trunk, as specified.

T018: Turkey Oak - Crown lift over road to 5.2m above ground level, as specified. Selective reduction to clear street light

17. [EPF/0529/24](#) - St Marys Way Open Space, St Marys Way, Chigwell

TPO/EPF/11/11 (Ref: T1)

T007: Lime - Crown reduce to previous points, as specified. Remove basal growth, as specified.

18. [EPF/0547/24](#) - Brook Way and Barnaby Way Open Space, Brook Way, Chigwell

TPO/EPF/15/09 (Ref: T20)

T010: Pedunculate Oak - Monolith to 6m, as specified.

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/0515/24](#) - 16, Dickens Rise, Chigwell, IG7 6PA

Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and 2no. front rooflights in connection with a loft conversion.

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

21. [EPF/0514/24](#) - 179, Wayback, Lambourne Road, Chigwell, IG7 6JU

Application for approval of details reserved by condition 3 'Surface Water Disposal' and condition 5 'Hard/Soft Landscaping' on planning permission EPF/2047/23 allowed on appeal (Demolition of the existing dwelling and erection of replacement dwelling and ancillary garden outbuilding)

22. [EPF/0562/24](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 5 'Bat Consultant' 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 dwellinghouses)

APPEALS RECEIVED

23. NONE

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

25. 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.