



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 25 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: 20 April 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 11 April 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 5, 12 and 19 April 2024

5. [EPF/0394/24](#) - 6, Lechmere Avenue, Chigwell, IG7 5ET

Demolition of existing building and erection of replacement dwelling with building extent as previously approved. Application Ref: EPF/1987/23

To Note:

Minor New build Sustainability Checklist responses detailing build standards and mitigation measures in addition to basic legal requirements to contribute towards EFDC climate change and Net Zero objectives - Not provided

Planning History:

[EPF/1987/23](#) - Part Single, Part Double storey rear extension, first floor side extension, Removal of Chimney and Garage conversion with some external and internal changes

[EPF/2194/22](#) - Proposed ground & 1st floor rear & side extension and garage conversion. General internal refurbishment works to the existing house and installation of new insulation. Replacement windows and doors to improve energy efficiency.

6. [EPF/0505/24](#) - 33, Fontayne Avenue, Chigwell, IG7 5HD

Proposing a two storey side extension

Planning History:

[13172](#) - APP/J1535/D/23/3314981 EPF/0899/22 - Dismissed

[EPF/2782/23](#) - Proposing a two storey side extension and a single storey front Porch - Refused

[EPF/1316/23](#) - Proposing a two storey side extension and two storey front extension - Refused
[EPF/0899/22](#) - Proposing a two storey side extension and two storey front extension - Refused
[EPF/0685/22](#) - Application for a Lawful Development Certificate for Proposed existing loft to be converted into a habitable living area with a 50 cubic meter allowance. The existing roof to be hipped to gable design, to maximise headroom - Lawful
[EPF/0214/81](#) - Single storey rear extension - Approved

To Note:

Refurb and Extensions Sustainability Checklist response - not provided

7. [EPF/0599/24](#) - Saint Johns Rc Special School, Turpins Lane, Chigwell, IG8 8AX

Demolition of an existing standalone single storey hall and the construction of new UK Power Network standard brick termination cabinet. The termination cabinet will house a new incoming electricity supply for use by the school.

8. [EPF/0602/24](#) - Saint Johns Rc Special School, Turpins Lane, Chigwell, IG8 8AX

Grade II listed building application for the Demolition of an existing standalone single storey hall and the construction of new UK Power Network standard brick termination cabinet. The termination cabinet will house a new incoming electricity supply for use by the school.

9. [EPF/0626/24](#) - The Luxborough Court School, Luxborough Lane, Chigwell, IG7 5AB

Full planning application for the replacement of an existing MUGA with a new Cruyff Court.

To Note:

Green Belt Yes

Planning History:

[EPF/0853/14](#) - Redevelopment of former Tottenham Hotspur training ground with an autistic spectrum disorder school, comprising a 3800 sq metre school building to accommodate up to 128 pupils aged 4-19, a mixed use games area, playing fields, 100 parking spaces and a minibus drop off area. Additionally, the development of 60 dwellings on land to the west of the proposed school to act as enabling development to facilitate delivery of the school.

10. [EPF/0472/24](#) - 28, Mount Pleasant Road, Chigwell, IG7 5ER

Demolition of existing garage and construction of 1 bedroom detached dwelling.

To Note:

Planning History:

AP-[11960](#) - Demolition of existing garage and construction of new dwelling with private amenity and off street car parking - dismissed
[EPF/1879/16](#) - Demolition of existing garage and construction of new dwelling with private amenity and off street car parking - refused

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 Legal requirement Net Zero by 2050 Net Zero by 2030

Energy efficient & Carbon	7	0	0
Renewable energy	4	0	0
Green Infrastructure and Air Quality	7	0	0
Sustainable Movement	2	1	0
Water Management	5	0	0
Circular Economy/Waste	4	0	1
BREEAM rating	n/a	n/a	n/a

11. [EPF/0662/24](#) - 24, Mount Pleasant Road, Chigwell, IG7 5ER

Single storey front extension and terrace over

To Note:

Refurb and Extensions Sustainability Checklist response - not provided

12. [EPF/0666/24](#) - 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 and 1no. side roof lights; proposed outbuilding in rear garden

To Note:

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 4/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement: Provided

13. [EPF/0668/24](#) - 128, Manor Road, Chigwell, IG7 5PR

Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments and construction of 1no. bungalow to rear, including associated amenity, parking, landscaping and other associated works (Revised scheme to EPF/1458/23 Dismissed on Appeal)

Planning History:

AP [13279](#) - Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments, including associated amenity, parking, landscaping and other associated works (Revised scheme to EPF/2454/22) - dismissed

[EPF/1458/23](#) - Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments - Refused

[EPF/2454/22](#) - Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments, including associated amenity, parking, landscaping and other associated works - Refused

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 Legal requirement Net Zero by 2050 Net Zero by 2030

	Minimum Legal requirement	Net Zero by 2050	Net Zero by 2030
Energy efficient & Carbon	2	2	2
Renewable energy	4	0	0
Green Infrastructure and Air Quality	3	0	2
Sustainable Movement	2	0	1
Water Management	4	0	1
Circular Economy/Waste	1	0	2
BREEAM rating	n/a	n/a	n/a

14. [EPF/0680/24](#) - 42 Love Lane, Chigwell, Woodford Green, IG8 8BB

Removal of rear canopy, construction of a single storey rear extension, and insertion of side window.

Refurb and Extensions Sustainability Checklist response
 Sustainability Design Principles Incorporated: 0/10
 Sustainability Building Elements Incorporated: 6/9
 Sustainability Statement: None

15. [EPF/0685/24](#) - 40 Coopers Close, Chigwell, IG7 6EU

Proposed ground and first floor rear extension including front porch

To Note:

Refurb and Extensions Sustainability Checklist response: None

16. [EPF/0734/24](#) - 50, Forest Lane, Chigwell, IG7 5AE

Proposed extensions & alterations to existing dwelling house. Similar schemes previously approved schemes under planning reference EPF/2574/21 & EPF/0708/22. This revised scheme looks to retain existing structural elements (where possible) and extend upon them rather than a complete re-build. Furthermore this revised scheme removes the basement element.

Refurb and Extensions Sustainability Checklist response
 Sustainability Design Principles Incorporated: 7/10
 Sustainability Building Elements Incorporated: 7/9
 Sustainability Statement: None

Planning History:

[EPF/0708/22](#) - Application for Variation of condition (reduction in the overall GIA) to EPF/2574/21. (Proposed demolition of existing dwelling house and erection of a new seven bedroom dwelling house) - approved

[EPF/2574/21](#) - Proposed demolition of existing dwelling house and erection of a new seven bedroom dwelling house - approved

17. [EPF/0779/24](#) - 38, Lechmere Avenue, Chigwell, IG7 5ET

Ground floor front extension, widening of dropped kerb with landscaping and part first floor rear extension & change of roof profile at existing double storey side extension

Planning History:

[EPF/1951/23](#) - Ground floor rear and front extension; Part first floor rear extension - Refused

[EPF/1950/23](#) - Prior approval for a 8m deep single storey rear extension, height to eaves 3m and maximum height to 3m - not required

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 2/10

Sustainability Building Elements Incorporated: 4/9

Sustainability Statement: None

18. [EPF/0780/24](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

First Floor side extension

[EPF/2533/23](#) - Two storey rear extension & removal of original (converted) garage - approved

[EPF/2083/23](#) - Single storey rear extension & removal of original (converted) garage

[EPF/1508/23](#) - Single storey rear extension & removal of original (converted) garage

[EPF/0863/23](#) - Single storey front facing side extension, and modifications to front door, steps and porch roof

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 1/10

Sustainability Building Elements Incorporated: 3/9

Sustainability Statement: None

19. [EPF/0457/24](#) - Milestone, 65 High Road, Chigwell, IG7 6DL

TPO/EPF/10/12 (Ref: T4, T5, G2, G3)

T4, T5, G2 & G3: Oaks - Reduce lateral branches overhanging 41-43 Chigwell Grange, as specified.

20. [EPF/0800/24](#) - Oakwood House, 19 Forest Lane, Chigwell, IG7 5AF

TPO/EPF/16/97 (Ref: T22 & T44)

T1: Oak - Crown reduce by up to 2m, as specified.

T2: Oak - Crown reduce by up to 2m, as specified. Crown lift to 3m above ground, as specified.

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

21. [EPF/0684/24](#) - 40 Coopers Close, Chigwell, IG7 6EU

Prior approval Part 1 Class A.1(ea): Larger home extension

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/0620/24](#) - 4, St Marys Way, Chigwell, IG7 5BX

Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

23. [EPF/0638/24](#) - 33, Maypole Drive, Chigwell, IG7 6DE

Certificate of lawful development for a proposed single storey outbuilding.

Planning History:

AP-7334 - APP/J1535/W19/[3234558](#) - against refusal of EPF/2797/18 - dismissed
 AP-8022 - APP/J1535/W21/[3271721](#) - against refusal of EPF/0114/21 - dismissed
 AP-13152 - APP/J1535/W22/[3313750](#) - against a non-determination of EPF/1229/22 - dismissed
 AP-9692 - APP/J1535/A/94/238277 - dismissed
 AP10970 - APP/J1535/A/97/278114 - dismissed

[EPF/1229/22](#) - Construction of x1 no. 3 bedroom bungalow on vacant plot of land adjacent to 33 Maypole Drive - non-determined

[EPF/0183/22](#) - Construction of x1 no. 3 bedroom bungalow on vacant plot of land.

[EPF/0114/21](#) - Construction of two dwellings (Revised application to EPF/2164/20).

[EPF/2164/20](#) - Construction of two dwellings.

[EPF/2797/18](#) - Construction of new four bedroomed detached dwelling house

EPF/1369/96 - Detached two bedroom bungalow and garage (On site adj to the NW of No.33)- Refused

24. [EPF/0682/24](#) - 40 Coopers Close, Chigwell, IG7 6EU

Certificate of lawful development for a proposed loft conversion with a rear dormer and roof light windows to the front.

25. [EPF/0758/24](#) - 72, Grange Crescent, Chigwell, IG7 5JF

Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and 3 front rooflights in connection with a loft conversion.

26. [EPF/0688/24](#) - 5 Barton Close, Chigwell, IG7 6LJ

Certificate of lawful development for a proposed single storey side and rear extension.

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

27. [EPF/0665/24](#) - OAKFIELDS, 1-23 ST WINIFRED'S CLOSE, CHIGWELL, ESSEX, IG7 5PU

Application for approval of details reserved by condition 5 ' Construction Method Statement' on planning permission [EPF/0269/19](#) (Erection of an additional floor at third floor level to accommodate 5 x 2 bedroom apartments with associated amenities).

APPEALS RECEIVED

To consider and AGREE the Council's response

28. [AP-13336](#) - APP/J1535/W/23/3335793 - [EPF/2224/23](#) - 78, Bracken Drive, Chigwell, IG7 5RD

Variation to condition 5 and condition 7 on planning approval EPF/2132/19 (New detached single family dwelling to replace existing bungalow)

Against a Refusal

29. [AP-13345](#) - APP/J1535/W/24/3338536 - [EPF/1390/23](#) - Brownings Farmhouse, Gravel Lane, Chigwell, IG7 6DQ

Proposed subdivision of site and use of existing outbuilding as a self-contained dwelling including installation of solar panels and associated access and parking

Against a Refusal

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

31. 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.