



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 23 May 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  
CLlr Rochelle Hodds  
CLlr Faiza Rivzi  
CLlr Lorraine Clarke  
CLlr Debby Rye

CLlr. Elliot Costa  
CLlr Lisa Morgan Skingsley  
CLlr Alana Aradeon  
CLlr.Osman Ali  
CLlr Tosin Amuludun

**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.

- I. 1. ELECTION OF CHAIRMAN AND ELECTION OF VICE CHAIRMAN -To PROPOSE and SECOND nominations for the office of Chairman and VICE CHAIRMAN and, if there is more than one nominee, to vote thereon.

Acting Proper Officer

Date: 17 May 2024

*Olga Linkeviciene*

## 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 25 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 26 April, 3 and 10 May 2024

### 5. [EPF/0624/24](#) - 5, Barton Close, Chigwell, IG7 6LJ

First floor side extension and loft conversion including an additional front dormer and rear dormer

To Note:

Refurb and Extensions Sustainability Checklist response - not provided

Planning history:

[EPF/0409/24](#) - Prior approval for a 6.0m deep single storey rear extension x 3.0m high (2.80m high to eaves) - not required

### 6. [EPF/0790/24](#) - 241, Orchard House, Lambourne Road, Chigwell, IG7 6HZ

Proposed external gazebo structure.

### 7. [EPF/0848/24](#) - Chigwell School, 133 High Road, Chigwell, IG7 6QF

Grade II\* Listed Building consent for remedial works following vehicle damage.

To Note:

Listed building: Yes  
Green Belt: Yes

**8. [EPF/0862/24](#) - 23, Millwell Crescent, Chigwell, IG7 5HX**

Rear patio development, we propose to remove the existing raised patio which has been refused permission due to overlooking the neighbours gardens and replace with steps from the back of the house / alley way down to the garden level which is the minimal design plan for 23 Millwell Crescent to access their garden safely and remove the over looking issue for both 21 and 25 Millwell.

Planning history:

[EPF/2089/23](#) - Proposed amendments to rear patio - refused

[EPF/1149/22](#) - Variation of Condition 2 'Plan no's on EPF/1110/20 (Proposed single storey side & rear extension with associated internal alterations) - refused

**9. [EPF/0865/24](#) - 57, Tomswood Road, Chigwell, IG7 5QR**

Part two storey front and rear extension, construction of new pitched roof with rear dormer extension, smaller side dormers and sky lights.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 1/10

Sustainability Building Elements Incorporated: 5/9

Sustainability Statement:

“All insulation materials will exceed current building regulation requirements”

Planning History

[EPF/1339/14](#) - (First floor front extension, erection of enlarged pitched roof with dormer windows to front, side and rear, internal remodelling)

**10. [EPF/0870/24](#) - 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

[EPF/0309/24](#) - Single storey rear extension - refused

**11. [EPF/0044/24](#) - 32, Courtland Drive, Chigwell, IG7 6PW**

Extension, loft conversion, and internal/external alterations of an existing, detached house.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated: 5/10

Sustainability Building Elements Incorporated: 7/9

Sustainability Statement: Provided

**12. [EPF/0576/24](#) - 78, Hainault Road, Chigwell, IG7 5DH**

Two storey front and rear extensions with part single storey rear extension, conversion of side internal access alley to increase internal floor space. New roof with roof lights.

Refurb and Extensions Sustainability Checklist response

Sustainability Design Principles Incorporated:	4/10
Sustainability Building Elements Incorporated:	5/9
Sustainability Statement:	Provided

Planning History

[EPF/1996/23](#) - Two storey front and rear extensions with part single storey rear extension, conversion of side internal access alley to increase internal floor space. New roof with roof lights - refused

[EPF/0978/18](#) - Ground and first floor rear extension - approved but lapsed

To note:

A TPO tree is located to the front of the dwelling and in the event of an approval a condition should be imposed to ensure its preservation

A patio/raised platform is indicated on some of the submitted plans. The applicant should be aware that in the event of an approval, this proposal is solely for the description of development and if the patio is above 0.3m, planning permission will need to be secured.

**13. [EPF/0687/24](#) - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB**

Construction of a padel tennis facility

To note:

Green Belt: Yes

Planning history:

[EPF/0814/21](#) - Proposed new viewing deck & new fully glazed doors with side lights - approved

**14. [EPF/0934/24](#) - 8, Forest Lane, Chigwell, IG7 5AE**

TPO/EPF/16/97

T36: Oak - Crown reduce by up to 2m, as specified.

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

**15. [EPF/0767/24](#) - 4, Lingmere Close, Chigwell, IG7 6LH**

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

Prior approval for a proposed 8.0m deep single storey rear flat roof extension, height to eaves 2.90m and maximum height of 3.20m.

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)

**16. [EPF/0834/24](#) - 34, St Marys Way, Chigwell, IG7 5BX**

Certificate of lawful development for a proposed rear dormer and front roof windows in connection with a loft conversion.

**17. [EPF/0863/24](#) - 133, Chigwell School, High Road, Chigwell, IG7 6QF**

Certificate of lawful development for remedial works following damage to site boundary wall/pier.

**18. [EPF/0889/24](#) - 110, Luxborough Lane, Chigwell, IG7 5AA**

Certificate of Lawful Development for proposed rear dormer.

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

**19. [EPF/0826/24](#) - 48, Forest Lane, Chigwell, IG7 5AE**

Application for approval of details reserved by condition 4 'Surface Water Disposal' on planning application EPF/1612/22 (Two storey extensions, loft conversion and other roof changes previously approved EPF/2379/20, this application is for the same, with minor change to appearance of front elevation, with different window style/sizes and entrance door, change to rear glazed doors, from bi-fold to sliding doors)

**20. [EPF/0877/24](#) - 48, Forest Lane, Chigwell, IG7 5AE**

Application for approval of details reserved by condition 6 'Hard and Soft Landscaping' on planning permission EPF/1612/22 (Two storey extensions, loft conversion and other roof changes previously approved EPF/2379/20, this application is for the same, with minor change to appearance of front elevation, with different window style/sizes and entrance door, change to rear glazed doors, from bi-fold to sliding doors)

**APPEALS RECEIVED**

To consider and AGREE the Council's response

**21. [AP-13378](#) - APP/J1535/W/24/[3342459](#) - [EPF/0625/23](#) - 2 Courtland Drive, Chigwell, IG7 6PN**

Demolition of existing dwelling and replacement with two structures containing a total of 5 new dwellings.

Against a refusal

To note:

Interested party comments due by 30 May 2024

**22. [AP-13362](#) - APP/J1535/W/24/[3339393](#) - [EPF/2112/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA**

Proposed detached dwelling incorporating the retention of existing detached dwelling and rear garden annexe, and the demolition of a detached garage and an outbuilding.

Against a Condition

To note:

Interested party comments due by 3 June 2024

**23. [AP-13366](#) - APP/J1535/C/24/[3340918](#) - ENF/0049/21 - Hanbridge House (Hainault Hall), 173 Lambourne Road, Chigwell, IG7 6JU**

Works started on swimming pool [EPF/2113/20](#) not decided

Against an Enforcement Notice

To note:

Interested party comments due by 18 June 2024

**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.