

## MEETING OF THE PLANNING COMMITTEE

Date: Thursday 24 April 2025

Time: 6:30pm

Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

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 Rochelle Hodds
Cllr Lisa Morgan Skingsley
Cllr Faiza Rivzi
Cllr Lorraine Clarke
Cllr Debby Rye
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.

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

# Cllr Lisa Morgan and Cllr Elliott Costa

Date: 24 April 2025

Acting Proper Officer to the Parish Council Date: 17 April 2025

#### **AGENDA**

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#### 2. OTHER ABSENCES

#### 3. 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.

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To receive and confirm the minutes of the meeting held 10 April 2025 (Appendix 1)

#### 5. 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 4th and 11th April 2025

## 6. <a href="#">EPF/0350/25</a> - Land adjacent to Jessica, Chase Lane, Chigwell, Essex, IG7 6JW

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust.

Planning History:

#### EPF/1554/21

Convert existing stables into a larger barn, construct an all-weather riding arena and adjacent store - REFUSED AT APPEAL (Planning Inspector's Decision - Appendix 2)

## 7. <u>EPF/0567/25</u> - 18, Chester Road, Chigwell, IG7 6AJ

Conversion of Garage to a habitable room and bathroom facility. Ground floor side window to the new bathroom

Planning History:

#### EPF/0150/25

Certificate of lawful development for a proposed conversion of a garage to a habitable room - **NOT LAWFUL (Officer's report -** <u>Appendix 3</u>**)** 

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Demolition of existing garage and construction of a single storey side and rear extension.

## 9. <u>EPF/0497/25</u> - 181-185 Impact House, High Road, Chigwell, IG7 6NU

Reconfiguration of 3rd floor to provide two additional residential units.

Planning History:

#### **EPF/0218/18**

Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space) - **APPROVED WITH CONDITIONS** 

#### EPF/2997/17

Variation of condition 2 'Plan numbers' of EPF/1919/16 (Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space). **APPROVED WITH CONDITIONS** 

#### EPF/1919/16

Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space. **APPROVED WITH CONDITIONS** 

#### EPF/2748/14

Demolition of existing buildings to create new 4 storey plus basement residential development for 13 new flats and ground floor retail space. Re-submission following withdrawal of EPF/2428/14. **APPROVED WITH CONDITIONS** 

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Variation to Condition 2 of EPF/1100/24 (Proposed extensions and internal alterations.)

Planning History:

#### **Application Reference**

#### EPF/1100/24

Proposed extensions and internal alterations APPROVED WITH CONDITIONS

#### EPF/0100/24

Proposed extensions and internal alterations REFUSED - (Officer's report Appendix 4)

## 11. <a href="#">EPF/0634/25</a> - 10, Mount Pleasant Road, Chigwell, IG7 5ER

Removal of the front porch.

Planning History:

#### EPF/0504/25

Certificate of Lawful Development for proposed modification involving replacing the existing brick-facing with render finish **UNDER CONSULTATION** 

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#### EPF/1865/24

Prior approval for the demolition of existing conservatory, and erection of a 6.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.0m - **NOT REQUIRED** 

Date: 24 April 2025

#### EPF/1864/24

Certificate of Lawful Devlopment for proposed hip to gable loft conversion with rear dormer and front roof lights - **LAWFUL** 

#### EPF/1866/24

Two storey side extension and part two storey part single storey rear extension and demolish existing garage and rear conservatory - **APPROVED WITH CONDITIONS** 

## 12. <u>EPF/0653/25</u> - 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.

Planning History:

#### EPF/0590/25

Conversion of garage into habitable room, two storey front extension. single storey rear extension, first floor rear infill extension and loft front and rear skylights - **UNDER CONSULTATION** 

#### EPF/0079/25

Installation of new front driveway sliding gate - APPROVED WITH CONDITIONS

#### EPF/2540/24

Conversion of garage into habitable room, two storey front extension. single storey rear extension, loft conversion with rear dormer and front skylights - **APPROVED WITH CONDITIONS** 

#### EPF/1349/24

Demolition of existing dwelling house, new build the house on the same footprint as the approved application EPF/0377/24 - **APPROVED WITH CONDITIONS** 

#### EPF/1052/24

Addition of basement, fenestration, and internal lift, to the Approved planning application ref EPF/ 0377/24 (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) - REFUSED (Officer's report Appendix 5)

#### EPF/0377/24

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 - **APPROVED WITH CONDITIONS** 

## 13. **PF/0653/25** - 3, Dickens Rise, Chigwell, IG7 6PA

Two storey side/rear extension following the demolition of an existing garage, plus a single storey front extension forming a new front entrance.

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#### Planning History:

#### EPF/0447/25

Prior approval for a 4.50m deep single storey rear extension, height to eaves 3.90m And maximum height 4.0m new single storey extension with white rendered walls over a red/brown brick base, glazed windows/ doors in white frames, flat parapet roof in grey with flat rooflights protruding 0.1 above roof surface - **UNDER CONSULTATION** 

#### EPF/0386/25

Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and rooflights to front roof slope - **UNDER CONSULTATION** 

14. <u>EPF/0687/25</u> - 36, Oak Lodge Avenue, Chigwell, IG7 5HZ

TPO/EPF/27/82 (Ref: T29)

T5: Oak - Crown reduce height and spread, as specified.

15. <a href="#">EPF/0704/25</a> - 2 Canterbury Close, Chigwell, IG7 6HG

TPO/EPF/04/81 (Ref: T3)

T1: Cypress - Crown reduce by up to 2.5m, as specified. Selective prune by up to 0.5m away from cables, as specified.

**16. EPF/0712/25** - **9, New Forest Lane, Chigwell, IG7 5QN** TPO/EPF/14/95

T1: Hornbeam - Reduce the height of the main scaffold stems by up to 2.5m below the current crown reduction points, as specified. Reduce the lateral crown spread, as specified, to balance overall shape of the crown.

TPO/EPF/11/19

T1-T4: Oak - Crown reduce to previous points, as specified.

T5: Oak - Reduce limb overhanging car park, as specified

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

18. <a href="#">EPF/0727/25</a> - Haylands Cottage, Green Lane, Chigwell, IG7 6DN

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Prior approval for a 8.00m deep single storey rear extension, height to eaves 2.80m and maximum height 3.20m.

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

#### **19. NONE**

To **NOTE** and **COMMENT** if appropriate, Lawful Development Applications - 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 'Certificate of Lawful Existing Use or Development' (CLEUD) or a 'Certificate of Lawful Proposed Use or Development' (CLPUD)

20. <a href="#">EPF/0707/25</a> - 15, Fontayne Avenue, Chigwell, IG7 5HB

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

21. <u>EPF/0723/25</u> - 57, St Marys Way, Chigwell, IG7 5BX

Certificate of Lawful Development for proposed single storey rear extension.

#### **APPEALS**

- 22. NONE
- 23. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE
- 24. DATE OF THE NEXT MEETING
- 25. **USION OF THE PUBLIC AND THE PRESS**

In the event that the Agenda contains items where the public interest in maintaining confidentiality may outweigh the public interest in the item being made public, to **CONSIDER** the following motion to be proposed by the Chair:

"That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed."

#### 

To hear an update from the Chair in regard to legal advice received on the recent planning decisions at Froghall Lane (EPF/0942/24) and Chigwell Primary (EPF/2704/23) and **AGREE** an appropriate course of action

Suggested wording when appropriate

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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

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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 is as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not always practical or possible 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.

Indicates Councillors are expected to make a decision (within the remit of the committee)