



## CHIGWELL PARISH COUNCIL

### MINUTES OF THE EXTRAORDINARY MEETING OF THE PLANNING COMMITTEE

HELD ON 23<sup>rd</sup> FEBRUARY 2023 @ 6.00PM

Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

🔥 = A resolution to be made

Members present:

Cllr Naveed Akhtar (Chair)

Cllr Celina Jefcoate

Cllr Faiza Rivzi

Cllr Rashni Chahal-Holden

Cllr. Elliot Costa

Cllr Tes Gaffar

Minute taker Cllr. N. Akhtar

*Cllr. N. Akhtar (Chairman)*

*Cllr. S. Raza (Vice Chairman)*

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|-------|---|
| 1/23  | <b>RECORDING OF MEETINGS</b><br>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.<br>The Clerk to ask Members of the Public to declare if they are recording.<br><b>Councillors/Members of the Public to declare their intention to record the Meeting (ref: Openness of Local Government Regulations 2014).</b> |
| 2/23. | <b>APOLOGIES FOR ABSENCE</b> 🔥<br>Chairman reported apologies:<br>Cllr. R. Phull, Cllr. S. Raza, Cllr. L. Morgan-Skinsley, Cllr. P. Bhanot, Cllr. R. Hodds<br>Personal commitments.<br>Council voted on the acceptance of apologies & their submitted reasons.  |
| 3/23. | <b>DECLARATION OF INTERESTS</b><br>All Members will be reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. They are also obliged to notify the Monitoring Officer of the interest within 28 days of the meeting, if they have not previously notified her about it.<br>The Clerk to offer members the opportunity to declare any interests and note them.                   |
| 4/23. | <b>MINUTES</b> 🔥<br>No minutes to be approved.  |
| 5/23. | <b>PUBLIC FORUM</b> 🔥<br>On the motion of the Chairman the meeting will be adjourned for 15 minutes for members of the public/press to address the Council (extendable by the Chairman - see Standing Orders). No person may speak for more than 5 minutes. The allocated time to be shared equally amongst member of the public. Once the public session is closed, members of the public have no rights to take part in the meeting – unless requested & permitted by the Chairman.   |

## 6/23. PLANNING 📌

### Weekly list 13<sup>th</sup> January 2023

#### **EPF/2932/22**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V08Z>

40, Chigwell Rise, Chigwell, IG7 6AG

Proposed single storey back extension, minor internal modifications & a new window (at ground level) on East elevation.

**PC Comments: The Council has NO OBJECTION to this application.**

#### **EPF/0002/23**

37, Chester Road, Chigwell, IG7 6AH

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V1bv>

Retrospective installation of air condition units to side elevations of dwelling house.

**PC Comments: The Council has NO OBJECTION to this application.**

#### **EPF/0020/23**

66, Manor Road, Chigwell, IG7 5PG

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V3LI>

New Juliet Balcony

**PC Comments: Permission has already been GRANTED by the Local Planning Authority. We concur with the decision.**

### Weekly list 20<sup>th</sup> January 2023.

#### **EPF/0060/23**

17, Lodge Close, Chigwell, IG7 6JL

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V7MT>

First Floor Side extension and Part First Floor Rear Extension on approved Ground floor side and rear extensions. Ground floor rear and loft conversions have been approved previously.

**PC Comments: The Council has NO OBJECTION to this application.**

### Weekly list 27<sup>th</sup> January 2023.

#### **EPF/2700/22 –**

Beaufort House, Pudding Lane, Chigwell, IG7 6BY

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Un84>

Ground floor infill extension, changes to fenestration, first floor rear

**PC Comments: The Council OBJECTS to this application, due to the development, which is situated within the Metropolitan Green Belt, is deemed to be inappropriate. However if the Landscape Officer and the Planning Officer deem there are sufficient circumstances to approve this proposal, the Council will withdraw its objection.**

#### **EPF/0079/23**

3, Chigwell Rise, Chigwell, IG7 6A

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V8TF>

Rear First Floor Extension, consisting of two additional bedrooms

**PC Comments: The Council has NO OBJECTION to this application.**

**EPF/0074/23**

6, Lyndhurst Rise, Chigwell, IG7 5BA

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V8GO>

The proposed development is for a detached Garden Room at the far end of the garden. It is to be used as a home office and hobby room. (It does not include any primary accommodation for separate sleeping and living arrangements)

**PC Comments: The Council OBJECTS to this application, because the proposed development is not adequately set-back from the site boundary.**

**Weekly list 6<sup>th</sup> February 2023.****EPF/2666/22**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UkCZ>

51, Lechmere Avenue, Chigwell, IG7 5HA

Drop Kerb Extension to No. 51 Lechmere & 53 Lechmere.

**PC Comments: The Council has NO OBJECTION to this application.**

**EPF/0163/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VESi>

116, Hainault Road, Chigwell, IG7 5DL

Garage conversion to habitable space.

**PC Comments: The Council has NO OBJECTION to this application.**

**EPF/0175/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VFY3>

6, Broadhurst Gardens, Chigwell, IG7 5HE

First Floor Side & Rear Extension

**PC Comments: The Council OBJECTS to this application, because the proposed development is not adequately set-back from the site boundary**

**EPF/0179/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VFoN>

26, Grange Crescent, Chigwell, IG7 5JB

Proposed New Front Garden Railings

**PC Comments: The Council OBJECTS to this application due to the height of the railings being too high.**

**EPF/0182/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VFuw>

1, Great Owl Road, Chigwell, IG7 6AL

Single storey rear part first floor rear extension.

**PC Comments: The Council has NO OBJECTION to this application.**

**EPF/0211/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VHjC>

5 Gainsborough Place, Chigwell, IG7 6LA

TPO/EPF/13/85 (Ref: A2)

T1: Ash - Fell and replace, as specified.

**PC Comments: The Council OBJECTS to applications which results in inappropriate treatment being carried out on any significant tree and also objects to any application to fell such a protected tree. The Council, therefore, OBJECTS to this application.**

**If, however, the District council's arboricultural Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.**

## **Weekly list 10<sup>th</sup> February 2023.**

### **EPF/0255/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VKIV>

Coach House, Patashalls, Pudding Lane, Chigwell

Grade II listed building application for rear extension to existing dwellinghouse at ground and first floor with a renovation of existing openings. Reconstruction of the existing roof. Overall renovation of the existing structure to bring it in line with modern requirements.

**Cllr. C. Jefcoate declared a non-pecuniary interest.**

#### **PC Comments:**

**The Council OBJECTS to this application, subject to the Planning officers being satisfied that the proposed development is appropriate for the site, which is situated within the confines of the Metropolitan Green Belt. The proposal does not appear to demonstrate the requisite special circumstances that would allow such development with the Green belt.**

**The Council OBJECTS to this application which may result in inappropriate development of a Listed building. However, if the assigned Heritage officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections.**

### **EPF/0028/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001V4ZC>

Rest Harrow, Millers Lane, Chigwell, IG7 6DG

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.

**Cllr. C. Jefcoate declared a non-pecuniary interest.**

**PC Comments: The Council OBJECTS to this application, subject to the Planning officers being satisfied that the proposed development is appropriate for the site, which is situated within the confines of the Metropolitan Green Belt. The proposal does not appear to demonstrate the requisite special circumstances that would allow such development with the Green belt.**

### **EPF/0181/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VFrg>

28, Hycliffe Gardens, Chigwell, IG7 5HJ

Demolition of existing garage and erection of single storey rear extension.

**PC Comments: The Council has NO OBJECTION to this application.**

## **Weekly list 17<sup>th</sup> February 2023.**

### **EPF/0318/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VOCS>

Grange Farm Centre, High Road, Chigwell, IG7 6DP

Application for approval of details reserved by condition 3 'Contamination', condition 4 'Surface Water Disposal', condition 5 'Tree Protection Plan', condition 6 'Superfast Broadband', condition 7 'External Finishes', condition 8 'Hard and Soft Landscaping

**Cllr. R.Chahal-Holden declared a non-pecuniary interest**

**PC Comments: The Council OBJECTS to this application but if statutory consultees are satisfied that the conditions are met then we withdraw our objection.**

**EPF/0285/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VMHA>

22 Oak Lodge Avenue, Chigwell, IG7 5HZ

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

**PC Comments: No comment**

**EPF/0245/23**

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VKP8>

157, Lambourne Road, Chigwell, IG7 6EJ

Certificate of lawful development for a proposed single storey rear extension, and a loft conversion with rear dormer window.

**PC Comments: No comment**