



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 11 May 2023

Time: 7:30pm

Councillors present:

Cllr Celina Jefcoate (Chair), Cllr Syed Raza (Vice Chair), Cllr Rashni Chahal-Holden#, Cllr. Elliot Costa, Cllr Rochelle Hodds, Cllr Faiza Rivzi, Cllr Lisa Skingsley Morgan#, Cllr Renu Phull, Cllr Tes Gaffar

Public: Four#

for part of the meeting

Members of the Public and Councillors were 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.

MINUTES

14/23 APOLOGIES FOR ABSENCE

Apologies received and **ACCEPTED** from Cllr Akhtar. No other apologies received or accepted

15/23 DECLARATIONS OF INTEREST

Cllr Chahal Holden declared an interested in item 18/23 xxxvi (TPO at Grange Farm). Cllr Morgan-Skingsley declare an interest in item 18/23 x (1 Grange Crescent). The Chair remind members as now the names of applicants were not available on the new EFDC portal they should be alert as to any interests that they may become aware of during the meeting and raised them immediately.

16/23 MINUTES

Signing of minutes of the meeting held 23 March 2023 was deferred as they were not available

17/23 PUBLIC PARTICIPATION

Public comments were made and noted at each item

Cllr Skingsley-Morgan highlighted a query from a MOP re the sales of small areas of public land and why had the Parish not purchased them.

Action: Cllr Costa to review what land is coming up to auction and inform the Council

18/23 To **CONSIDER** the following applications, received for the weeks ending 31 March, 25 March, 6 April, 14 April, 21 April and 28 April 2023

i) EPF/0601/23 - 46, Manor Road, Chigwell, IG7 5PE

Single storey rear extension and single storey front porch/garage extension

Chigwell Parish Council comment: No Objection

ii) EPF/0652/23 - Fairlight, 14 Lee Grove, Chigwell, IG7 6AF

Double-storey rear and part front extension, and accommodation in the loft. New gates and rails to the front driveway.

Chigwell Parish Council comment: No Objection

iii) EPF/0673/23 - 27 Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T17)

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

Chigwell Parish Council comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

iv) EPF/0757/23 - 9 New Forest Lane, Chigwell, IG7 5QN

TPO/EPF/14/95 - T1: Hornbeam - Crown reduce and lift, as specified

Chigwell Parish Council comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

v) EPF/0763/23 - 9 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

T1: Hornbeam - Crown reduce to previous pruning points, as specified.

T2: Oak - Selective reduction of branches overhanging shed, as specified.

Chigwell Parish Council comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

vi) EPF/0712/23 - 1, Audleigh Place, Chigwell, IG7 5QT

Single storey rear extension, resubmission of EPF/2768/22

Chigwell Parish Council comment: No Objection

vii) EPF/0716/23 - Chigwell Traffic Base, M11, Chigwell, Epping Forest

Erection of 2.4m security fencing

Chigwell Parish Council comment:

Chigwell Parish Council considers works proposed in Green Belt to be inappropriate and as such objects to this proposal unless all the relevant Officers have no objection in which case this objection is withdrawn

viii) EPF/0789/23 - 19, High Meadows, Chigwell, IG7 5JY

Erection of single storey rear/side extension.

Chigwell Parish Council comment: No Objection

ix) EPF/0803/23 - 20, Brook Way, Chigwell, IG7 6AW

Proposed conversion of garage into habitable room with proposed single storey side and front extension and, proposed first floor rear extension.

Chigwell Parish Council comment: No Objection

#Cllr Morgan Skingsley excused herself

x) EPF/0087/23 - 1, Grange Crescent, Chigwell, IG7 5JB

Retention of the Loft Conversion Rear Dormer.

Public Participation - The Chigwell Residents Association spoke in objection on the grounds the application for any balcony was not in the original planning application and the construction of it during the build was inexcusable. A balcony in any form

was inappropriate and impacted on the amenity of the neighbouring properties, particularly those behind in Oak Lodge Avenue, due to overlooking

Chigwell Parish Council comment:

Strong objection on the grounds of overlooking and loss of privacy and amenity, particularly to the houses backing onto the proposed balcony.

#Cllr Morgan Skingsley rejoined the meeting

xi) EPF/0549/23 - 476 -542 Limes Avenue, Chigwell, IG7 5NF

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xiii) EPF/0546/23 - 147 -213 Copperfield, Chigwell, IG7 5NJ

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xiv) EPF/0513/23 - 491-505 Copperfield, Chigwell, IG7 5NS

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

Chigwell Parish Council comment:

No objection

xv) EPF/0551/23 - 405 -419 Copperfield, Chigwell, IG7 5NR

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

Chigwell Parish Council comment:

No objection

xvi) EPF/0547/23 - 59 - 137 Copperfield, Chigwell, IG7 5NH

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xvii) EPF/0548/23 - 322-378 Limes Avenue, Chigwell, IG7 5NB

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xviii) EPF/0553/23 - 306 -320, Limes Avenue, Chigwell, IG7 5NA

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

Chigwell Parish Council comment:

No objection

xix) EPF/0545/23 - 1-57 Copperfield, Chigwell, IG7 5NQ

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xx) EPF/0550/23 - 380 -468 Limes Avenue, Chigwell, IG7 5ND

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with

casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xxi) EPF/0552/23 - 216-230 Limes Avenue, Chigwell, IG7 5LZ

The works include the full replacement of windows to the flats and flat entrance doors. The existing windows are double glazed uPVC framed casement windows, these are to be replaced with Rehau double glazed uPVC casements matching the configuration of the

Chigwell Parish Council comment:

No objection

xxii) EPF/0665/23 - 507 - 563 Copperfield, Chigwell, IG7 5LB

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xxiii) EPF/0666/23 - 661 - 717, Copperfield, Chigwell, IG7 5LA

The works include the full replacement of all windows and doors to the block. The existing windows are double glazed uPVC framed tilt and turn windows with casement doorsets, these are to be replaced with Rehau Total 70 double glazed uPVC casement windows

Chigwell Parish Council comment:

No objection

xxiv) EPF/0677/23 - 47, Hainault Road, Chigwell, IG7 5DQ

Replacement of existing dwelling with a house that will appear as two storey in scale, with a second floor of accommodation within the roof, plus a basement to provide a 6 bedroom house.

Public Participation - The Chigwell Residents Association spoke in objection on the grounds the basement and proposal was too close to the boundary and was considered overdevelopment of the site

Chigwell Parish Council comment:

Strong objection to the proposal as it is too close to the boundary. From the plans provided it appears the proposal would lead to significant encroachment by building on a public footpath or other land not currently showing as being within the curtilage according to the Land registry which is unacceptable.

xxv) [EPF/0706/23](#) - 11, Daleside Gardens, Chigwell, IG7 6PR

Proposed construction of three dormer roofs.

Chigwell Parish Council comment:

Objection on the grounds of poor design, detrimental to the host building, lack of street scene and not in keeping with the existing street scene. Furthermore, there may be potential for overlooking as the side windows do not appear to be obscured

#Cllr Chahal Holden excused herself

xxvi) [EPF/0938/23](#) - Grange Farm, The Pavilion Sports Centre, High Road, IG7 6DP

TPO/EPF/09/12 (Ref: T18). T37: Oak - Crown reduce height by up to 2.5m, as specified. Crown reduce lateral branches by up to 3.5m, as specified.

Chigwell Parish Council comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

#Cllr Chahal Holden rejoined the meeting

xxvii) [EPF/2917/22](#) - Land between 44a and 46, Coopers Close, Chigwell, IG7 6EU

New bungalow dwelling on vacant land on empty corner site, with solar panels, and off street parking.

Status: Refused

Chigwell Parish Council comment:

No comment, it being already decided before the proposal came before the committee

xxviii) [EPF/0588/23](#) - Land at junction with High Road & Chigwell Rise, Chigwell, IG7 6AR

TPO/EPF/02/23 - T1-T4: Oak - Fell.

Public Participation - The Chigwell Residents Association spoke in objection on the grounds that it was unacceptable to fell four healthy and protected oak trees that are considered a valuable contribution to the area.

Chigwell Parish Council comment:

Chigwell Parish Council strongly object to this proposal as it is not remedial work and the work is not required under safety grounds. There are no acceptable grounds in the proposal to fell four healthy mature oak trees with existing protection orders on them.

xxix) [EPF/0602/23](#) - 27, Bracken Drive, Chigwell, IG7 5RG

TPO/EPF/17/09 (Ref: T7 & T32)

T7: Oak & T32 Goat Willow - Root prune, as specified, to install a root barrier at 27 Bracken Drive.

Chigwell Parish Council comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

xxx) [EPF/0617/23](#) - 20, Forest Lane, Chigwell, IG7 5AETPO/EPF/16/97

T39: Oak - Fell and replace, as specified.

Chigwell Parish Council comment:

Chigwell Parish Council object to works carried out on protected trees unless the Tree Protection Officer and Landscape Officers have no objection in which case the objection is withdrawn

xxxi) [EPF/0638/23](#) - 29, Forest Lane, Chigwell, IG7 5AF

TPO/EPF/16/97 (Ref: T14)

Chigwell Parish Council comment:

No comment, it being already decided before the proposal came before the committee

19/23 To CONSIDER the responses if required to the following APPEALS AGAINST REFUSALS received

i) [EPF/2615/22, APPEAL AP-13190](#) - 27, Stradbroke Drive, Chigwell, IG7 5RB

Public Participation - The Chigwell Residents Association noted the reasons for refusal had not been properly argued in the appeal and the reasons for refusal should stand

Chigwell Parish Council comment: The Chair of the Council to draft a response to the Planning Inspectorate and circulate to all Councillors for any comments ahead of submission

Comment by: TBC

ii) EPF/2640/22, [APPEAL AP-13191](#) - 3, Linkside, Chigwell, IG7 5DN

Chigwell Parish Council comment: The Chair of the Council to draft a response to the Planning Inspectorate and circulate to all Councillors for any comments ahead of submission

Comment by: TBC

iii) EPF/1249/22, [APPEAL AP-13156](#) - New Barns Farm, Roding Lane, IG7 6BJ

Demolition of existing light industrial building and construction of 5 dwellings (5 x 4 bed dwellings), associated car parking, bin/cycle storage and vehicular access.

Public Participation - The Chigwell Residents Association noted the reasons for refusal had not been properly argued in the appeal and the reasons for refusal should stand

Chigwell Parish Council comment: The Chair of the Council to draft a response to the Planning Inspectorate and circulate to all Councillors for any comments ahead of submission

Comment by: 22 May

iv) EPF/1098/22, [APPEAL AP-13184](#) - 25 Tomswood Road, Chigwell, IG7 5QP

Chigwell Parish Council comment: The Chair of the Council to draft a response to the Planning Inspectorate and circulate to all Councillors for any comments ahead of submission

Chair of Council to review if Council's objections to the Planning Appeal and if not, if late submissions are possible

Comment by: 20 April

v) EPF/0172/21 - [AP-13169](#) - 5 Grange Crescent, Chigwell, IG7 5JB

Public Participation - The Chigwell Residents Association noted the reasons for refusal had not been properly argued in the appeal and the reasons for refusal should stand

Chair of Council to review if Council's objections to the Planning Appeal and if not, if late submissions are possible

Comment by: 02 May

20/23 To NOTE and CONSIDER if required, the following Lawful Development Applications - Proposed (prospective applications where works have not yet been carried out)

i) EPF/0776/23- Lawful Development Certificate: Proposed - 9, Bracken Drive, Chigwell, IG7 5RG

Certificate of lawful development for proposed loft conversion with hip to gable and rear dormer.

Chigwell Parish Council comment: No comment

ii) EPF/2924/22 - Area within Limes Avenue & Copperfield Estate

Application for a Lawful Development Certificate for proposed installation of outdoor gym equipment.

Chigwell Parish Council comment: No comment

iii) EPF/0590/23 - 9, Lee Grove, Chigwell, IG7 6AD

Certificate of lawful development for a proposed garden room.

Chigwell Parish Council comment: No comment

21/23 To NOTE and CONSIDER if required, the following Approval of details reserved by a condition

i. EPF/0650/23 - Approval of details reserved by a condition 78 Bracken Drive, Chigwell, IG7 5RD

Approval of Details Reserved by Conditions 5 'Landscaping and 7 'Arboricultural Impact Assessment' of EPF/2132/19 (New detached single-family dwelling to replace existing bungalow)

Chigwell Parish Council comment:

No comment, it being already refused before the proposal came before the committee

ii. EPF/0809/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 4 'FRA' and condition 6 'Foul and Surface Water' on planning permission EPF/1381/20 (Relocation of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive location within the site)

Chigwell Parish Council comment: No comment

iii. EPF/0853/23 - 41, Manor Road, Chigwell, IG7 5PL

Application for approval of details reserved by condition 7 'levels' condition 8 'Surface Water', condition 11 'Tree Protection', condition 12 'Flood Risk', condition 13 'Contamination', condition 21 'Basement Impact Assessment' and condition 22 'Superfast Broadband' on planning permission EPF/2267/19 (Proposed new house with basement adjacent no.41 and new crossover)

Chigwell Parish Council comment: No comment

iv. EPF/0825/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 3 'Arboricultural Method Statement and Tree Protection Plan' on planning permission EPF/1381/20 (Relocation of approved dwellings (EPF/0684/18 and EPF/2591/18) to more cohesive locations within the site)

Chigwell Parish Council comment: No comment

v. EPF/0826/23 - Cedar Park, High Road, Chigwell, IG7 5AL

Application for approval of details reserved by condition 3 'Details of the method of construction and strengthening of the foundations ' on EPF/2287/20 (Grade II listed building application to rebuild damaged section of garden wall)

Chigwell Parish Council comment: No comment

vi. EPF/0883/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Application for approval of details reserved by condition 5 'Contamination' on EPF/1381/20 (Relocation of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive locations within the site)

Chigwell Parish Council comment: No comment

The meeting closed at 8.35pm