



## **DRAFT MINUTES OF THE PLANNING COMMITTEE**

Date: Thursday 8 June 2023  
Time: 7:30pm  
Place: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ  
Members present:

Cllr Celina Jefcoate (Chair)  
Cllr Rashni Chahal-Holden  
Cllr Faiza Rizvi  
Cllr Tes Gaffar

Cllr. Elliot Costa (Vice Chair)  
Cllr Lisa Skingsley Morgan  
Cllr Renu Phull

Public present: 13 #for part of the meeting

### **PL31/23 RECORDING OF MEETINGS**

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. 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 would take place.

### **PL32/23 APOLOGIES FOR ABSENCE**

Apologies were **RECEIVED** and **ACCEPTED** from Cllrs Hodds, Raza and Akhtar. No other apologies were received or accepted

### **PL33/23 DECLARATIONS OF INTEREST**

Cllr Jefcoate declared an interest in item (Willow Farm) on account of knowing the architect and in item (2 Forest Fields, Vicarage Lane) on account of knowing one or more of the objectors and because she lived in the same road. The interest was not pecuniary and Cllr Jefcoate confirmed she would remain in the meeting

Cllr Skingsley Morgan declared an interest on (Oak Lodge Ave) account of living in the same road. The interest was not pecuniary and Cllr Skingsley Morgan confirmed she would remain in the meeting

Cllr Rizvi declared an interest (54 Courtland Drive) on account of living in the same road. The interest was not pecuniary and Cllr Rizvi confirmed she would remain in the meeting

## **PL34/23 MINUTES**

The minutes of the meeting held 24 May 2023 were signed

## **PL35/23 PUBLIC PARTICIPATION**

MOPs raised matters relating to the following sites;

The “Volvo” site on the High Road and the parking issue if a supermarket took the commercial space

The “Chigwell Primary” site - it was noted that was on the agenda

Freeholds for sale in and around Brook Parade

The 5G phone mast proposal from EE for the centre of Chigwell

142 Manor Road, Chigwell - it was alleged the Council’s comments did not appear on the EFDC planning portal - to be investigated

Alleged unlawful development at Hainault Hall and the Green Belt behind - to be investigated

The Local Plan site at Froghall Lane and its Green Belt status - to be investigated

## **PL36/23 EPF/1014/23 - 17, Brook Way, Chigwell, IG7 6AW**

Retrospective application for outbuilding with flat roof with the highest point of the roof at 3.7m.

Chigwell Parish Council comment: Objection on the grounds of height, mass and volume and the proximity to the boundary

### **1. EPF/0999/23 - 54, Courtland Drive, Chigwell, IG7 6PP**

Single storey rear extension and garage conversion.

Chigwell Parish Council comment: No Objection

### **2. EPF/0896/23 - 2 Forest House Fields, Vicarage Lane, Chigwell, IG7 6NA**

Proposed construction of a detached garage for three cars and storage space above

Chigwell Parish Council comment: **STRONG OBJECTION** on the grounds of height, mass and volume of the proposal and the potential loss of amenity and privacy for neighbours.

There is a concern it is within the curtilage of a listed building and the Parish asked that the Listed Buildings Officer be asked to review and comment on this application.

If officers are minded to approve the application the Parish request a condition is applied that prevents any future occupation of the building, limiting any future use to garaging and storage

**3. EPF/0420/23 - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG**

Demolition of existing buildings and construction of 2 detached dwellings including garages. \*(The application is identical to that granted consent on 11.09.2020 under reference EPF/1381/20)\*

Chigwell Parish Council comment: **STRONG OBJECTION** - whilst noting the planning history, the Parish consider this application as presented to them is inappropriate development in Green Belt, will impact on the openness of the Green Belt and does not provide any special circumstances as to why this application should be approved. Whilst replacement dwellings are permissible development they should be of a similar size and function to that which they replace. The Parish notes that this proposal is to replace agricultural buildings (for which an application to residential use was refused) with residential units. This is contrary to policy.

**4. EPF/0969/23 - 54, Lechmere Avenue, Chigwell, IG7 5ET**

Chigwell Parish Council comment: No Objection

**5. EPF/1042/23 - 130, Hainault Road, Chigwell, IG7 5DL**

Chigwell Parish Council comment: No Objection

**6. EPF/0711/23 - 14, Stradbroke Drive, Chigwell, IG7 5QX**

Chigwell Parish Council comment: No Objection

**7. EPF/1135/23 - 2, Tomswood Road, Chigwell, IG7 5QW**

Chigwell Parish Council comment: The Council **OBJECTS** to applications which result 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, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

**8. EPF/1196/23 - 18, Ely Place, Chigwell, IG8 8AG**

TPO/EPF/09/11

T7: Oak - Crown reduce by up to 1m, as specified.

Suggested Comment: The Council **OBJECTS** to applications which result 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, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

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)

**9. EPF/1018/23- Lawful Development Certificate: Proposed  
269, Copperfield, Chigwell, IG7 5NW**

Certificate of lawful development for proposed conversion from C3 Dwelling to a House of Multiple Occupancy HMO (C4) for up to 5 persons.

Chigwell Parish Council comment: The Council considers the proposed C4 usage would **NOT BE LAWFUL** on the basis that the proposed living conditions appear unlawful - although no measurement is given for the area of the kitchen, it appears notably smaller than the adjacent bedroom of 6.6 sq m on plans provided. Therefore, the kitchen would not meet the Essex Amenity Standards requirement that a shared kitchen is a minimum 7 sq m in an HMO of up to five occupants with shared living facilities. The Parish further consider planning permission should be required given the potential impact on the local amenity and neighbours, the lack of parking and subsequent detriment to the local area.

**10. EPF/1024/23 - 51, Manor Road, Chigwell, IG7 5PL**

Application for approval of details reserved by condition 3 'Flood Risk Assessment', condition 4 'Tree Protection Plan/Arboricultural Method Statement', condition 5 'Surface Water Disposal' and condition 6 'Hard and Soft Landscaping' on planning permission

Chigwell Parish Council comment: The Council **OBJECTS** to this application on the grounds there appears to be insufficient information available to assess whether the Landscaping and tree protection details reserved by condition can be approved. However, if the relevant officers and statutory consultees are able to approve this application, whether as is or amended, the Council is prepared to withdraw its objections

**11. EPF/1095/23 - 11, Hainault Road, Chigwell, IG7 6QU**

Application for approval of details reserved by condition 7 'Landscaping' on planning permission [EPF/2342/21](#) (Erection of three 3 bed terraced houses (Revised scheme to [EPF/0652/20](#) with the addition of a basement).

Chigwell Parish Council comment: No Comment

**12. EPF/1047/23 - 150, Trotwood, Chigwell, IG7 5JW**

Prior approval for the demolition of existing conservatory and construction of single storey rear extension to a depth of 4m, height to eaves 2.90m and maximum height of 3m

Chigwell Parish Council comment: No Comment

**13. PROPOSED MEETING**

The Chair reported she had been contacted by a representative of a developer regarding the land at the junction of Vicarage Lane and High Road adjacent to Chigwell Primary, seeking advice and wanting to explain a proposal to the Parish Council. After discussion it was **RESOLVED** that the Parish Council would meet with the developer, the meeting would not be behind closed doors and that the Chair would contact EFDC officers to ensure the meeting was operated in line with the Probity in Planning guidelines and provide an update at the next meeting

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

The meeting closed at 8.37 pm