



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 10 August 2023

Time: 6:30pm

Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

Cllr Celina Jefcoate(Chair)

Cllr Rochelle Hodds

Cllr Faiza Rivzi #

Cllr Syed Raza #

Cllr Lisa Skingsley Morgan

Cllr Renu Phull

For part of the meeting

Member of the public: Two

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.

Councillors were 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

MINUTES

PL106/23 - APOLOGIES FOR ABSENCE

Apologies were **ACCEPTED** from Cllrs Akhtar, Chahal Holden, Costa and Gaffar. No other apologies were received and/or accepted

PL107/23 - DECLARATIONS OF INTEREST

All Councillors declared an interest in EPF/1416/23 (Former MOD site, Roding Lane) on the grounds the applicant was a fellow Councillor.

Cllr Jefcoate declared an interest in item 7 (EPF/1123/23) on the grounds of knowing the architect.

Cllr Skingsley Morgan declared an interest in item 13 (EPF/1598/23/23) on the grounds of living in the same road.

All Councillors resolved their interest was personal and not pecuniary and resolved to remain in the meeting

PL108/23 - MINUTES

The minutes of the meeting held 1 August 2023 were **AGREED** and signed by the Chair

#Cllr Rizvi joined the meeting

PL109/23 - PUBLIC PARTICIPATION

Two members of the public spoke in objection to item 6 (EPF/1517/23)

The following applications, received for the weeks ending 21 and 28 July 2023 were considered:

PL110/23 - [EPF/1517/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Single storey side and rear extension with flat roof. 3no flat roof lights. Internal alterations

Two letters of objection were received

Chigwell Parish Council comment: The Council **STRONGLY OBJECTS** to this application on the grounds of poor design and that it is considered damaging to the host building and detrimental to the local area, contrary to Policy DM9 of the adopted Local Plan.

It was noted the application appeared not to make sufficient contribution to the stated aims of EFDC of net zero by 2030/50

PL111/23 - [EPF/1508/23](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

Single storey rear extension & removal of original (converted) garage

Chigwell Parish Council comment: No objection. It was noted the application appeared not to make sufficient contribution to the stated aims of EFDC of net zero by 2030/50

PL112/23 - [EPF/1123/23](#) - 51, Manor Road, Chigwell, IG7 5PL

Demolition of existing private dwelling and replacement dwelling with basement

Chigwell Parish Council comment: The Council **OBJECTS** to new development that does not make sufficient contribution to meeting the objectives of Policy DM20 of the adopted Local Plan. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show over 60% of actions fall into the amber or green selections (Net Zero by 2050 and fulfilling these is made a condition of planning, then the council is willing to waive this objection

#Cllr Raza left the meeting

PL113/23 - [EPF/1632/23](#) - Woolston Manor Apartments, Abridge Road, Chigwell, IG7 6BX

TPO/EPF/42/01 (Ref: T33)

T33: Poplar - Selectively prune overhanging lower branches by up to 1.5m and overhanging upper branches by up to 2m, as specified.

Chigwell Parish Council comment: 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

PL114/23 - [EPF/0895/23](#) - Oakbrook, Pudding Lane, Chigwell, IG7 6BY

Replacement dwelling house

Chigwell Parish Council comment: 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 new development that does not make sufficient contribution to meeting the objectives of Policy DM20 of the adopted Local Plan. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show over 60% of actions fall into the amber or green selections (Net Zero by 2050/30) and fulfilling these is made a condition of planning , then the council is willing to waive this objection

It was noted the replacement volume calculations appeared to include two outbuildings that will remain and the incorrect sustainability checklist was provided

PL115/23 - [EPF/1587/23](#) - 29 Forest Avenue, Chigwell, IG7 5BP

Chigwell Parish Council comment: 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 householder sustainability checklist was not available; the Council **OBJECTS** to this application on the grounds of insufficient available information. 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

PL116/23 - [EPF/1600/23](#) - 4, Park View, Chigwell, IG7 5DF

Chigwell parish Council comment: The Council **OBJECTS** to this application on the grounds of mass, bulk and poor design and that it is considered detrimental to the local area, contrary to Policy DM9 of the adopted Local Plan

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 submitted householder sustainability checklist showed 0 (zero) of the possible 19 (nineteen) sustainable design principles and building elements being adopted. 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

PL117/23 - [EPF/1415/23](#) - 6, Great Oaks, Chigwell, IG7 5ES

Chigwell Parish Council: The Council **OBJECTS** to this application on the grounds of mass, bulk and poor design and that it is considered detrimental to the local area, contrary to Policy DM9 of the adopted Local Plan

Chigwell Parish Council comment: 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 householder sustainability checklist was not available; the Council **OBJECTS** to this application on the grounds of insufficient available information. 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

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)

PL118/23 - [EPF/1598/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

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

Chigwell Parish Council: No Comment

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

PL119/23 - [EPF/1576/23](#) - Former MOD Site, Roding lane, Chigwell

Chigwell Parish Council comment: The Council supports the Historic Officer's comments

PL120/23 - [EPF/1620/23](#) - 50 Hainault Road, Chigwell, IG7 6QX

Application for approval of details reserved by condition 3 'Additional Details' on [EPF/2584/22](#) (Listed Building application for proposed conversion of existing landing space on first floor to provide extra bedroom requiring installation of a roof window

Chigwell Parish Council: Provided all the relevant officers are in agreement in support, the Parish has no comment

To **NOTE** and **COMMENT** if appropriate, the following Prior Approval applications. Prior approval is a formal submission to the local planning authority and the purpose of it is to seek confirmation that specified parts of a development are acceptable, before work can commence

PL121/23 - [EPF/1676/23](#) - 137, Trotwood, Chigwell, IG7 5JW

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for the construction of a 6m deep single storey rear extension, height to eaves 2.90m and maximum height 3.16m.

Chigwell Parish Council: No Comment

PL121/23 - APPEAL SUBMISSIONS

None

PL123/23 - Appeal APPEAL COMMENTS

To review the Council's draft submissions on appeals and agree an appropriate course of action

PL124/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

It was agreed the Chair would draft suggested comments for sustainability checklists to be considered at the next meeting

PL125/23 - DATE OF THE NEXT MEETING

24 August at 6.30pm

The meeting closed at 7.24pm