



PLANNING COMMITTEE MINUTES

Date: Thursday 28 September 2023

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate(Chair)

Cllr Syed Raza

Cllr Renu Phull

Cllr. Elliot Costa (Vice Chair)

Cllr Faiza Rivzi

Members of the public

Three #

#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 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

PL174/23 APOLOGIES FOR ABSENCE

Apologies with given reasons were considered as valid and **ACCEPTED** from Cllr Rashni Chahal Holden, Cllr Rochelle Hodds, Cllr Lisa Skingsley Morgan, Cllr Naveed Akhtar and Cllr Tes Gaffar. No other apologies with or without reasons given were received and/or accepted

PL175/23 DECLARATIONS OF INTEREST

None

PL176/23 MINUTES

The minutes of the meeting held 20 September 2023 and 13 September 2023 were **DEFERRED**

PL177/23 PUBLIC PARTICIPATION

Members of the public made comments regarding applications 5, 6, 10 and 11

The following applications, received for the weeks ending 8 September (responses due to EFDC by 2 October) and 15 September 2023 (responses due to EFDC by 9 October) were **CONSIDERED**

PL178/23 [EPF/1448/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed extension of an existing detached dwelling to provide a pair of semi-detached dwellings incorporating a previously approved 2 storey side extension ([EPF/0302/23](#)).

A representative of the CRA spoke in objection, noting inappropriate development on Green Belt and the proximity of the sewage works

Chigwell Parish 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 further noted the comments of Thames Water and **OBJECTS** on the grounds the proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption.

PL179/23 [EPF/1449/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed two x detached dwellings incorporating retention of existing detached dwelling and previously approved 2 storey side extension ([EPF/0302/23](#)).

A representative of the CRA spoke in objection, noting inappropriate development on Green Belt and the proximity of the sewage works

Chigwell Parish 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 further noted the comments of Thames Water and **OBJECTS** on the grounds the proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption

PL180/23 [EPF/1943/23](#) - 25, Ely Place, Chigwell, IG8 8AG

First floor rear extension.

Chigwell Parish Comment: No Objection

PL181/23 [EPF/2038/23](#) - 21, Ely Place, Chigwell, IG8 8AG

Loft Extension

Chigwell Parish Comment: No Objection

PL182/23 [EPF/1987/23](#) - 6, Lechmere Avenue, Chigwell, IG7 5ET

Part Single, Part Double storey rear extension, first floor side extension, Removal of Chimney and Garage conversion with some external and internal changes.

Chigwell Parish Comment: No Objection

PL183/23 [EPF/0682/23](#) - 17, Tomswood Road, Chigwell, IG7 5QP

A representative of the CRA spoke in objection, noting the potential noise impact on neighbours

Chigwell Parish Comment:

The Council **OBJECTS** to this application on the grounds of potential loss of amenity due to noise of neighbours and the adverse impact the units would have on EFDC's stated Net Zero aims. The concerns of the Environment Officer regarding the lack of an acoustic report were noted. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

PL184/23 [EPF/2010/23](#) - Crossways, 105 Manor Road, Chigwell, IG7 5PN

Variation to planning permission [EPF/1798/18](#) (Proposed demolition of existing property and erection of a development comprising 1 x 1 bedroom flat and 3 x 2 bedroom flats)

A representative of the CRA spoke in objection, noting the considerable on street parking stress already experienced by residents in the area and the increased bulk of the building

Chigwell Parish Comment:

It was noted by the Committee that the Inspector accorded limited weight to the Submission Version of the Local Plan when dismissing a very similar application in 2018. The Council **OBJECTS** to this application on the grounds it fails to comply with the policies of the now adopted Local Plan which do not allow for a reduction in parking

spaces in this location (<400m from a station, practicable) from that required under Essex Parking Standards. The location does not meet the stated criteria for an urban environment, is not a town centre or a transport hub and has no cycle routes.

The Council **OBJECTS** because the shared amenity space is next to habitable room windows in Flat B. Occupants would suffer a loss of privacy when other residents make use of the area which would adversely impact their amenity.

The Council **OBJECTS** due to the mass and bulk of the proposed building and its overbearing nature

PL185/23 [EPF/2035/23](#) - 30A, Roseacre, Stradbroke Drive, Chigwell, IG7 5QY

TPO/EPF/08/77 (T10 & T1)

T1: Oak - Crown reduce by up to 1m, as specified.

T2: Oak: - Crown reduce by up to 1.5m, as specified.

Chigwell Parish 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

PL186/23 [EPF/2029/23](#) - 30, Stradbroke Drive, Chigwell, IG7 5QY

TPO/EPF/33/02

T1: Oak - Selective pruning of lateral branches away from property by up to 2m, as specified.

Chigwell Parish 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

PL187/23 [EPF/1994/23](#) - 90, Bracken Drive, Chigwell, IG7 5RD

TPO/EPF/19/09

T1: Oak - Crown reduce by up to 1.5m, as specified.

Chigwell Parish 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

PL188/23 [EPF/1979/23](#) - 46 Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T38, T39, T40)

T1: Hornbeam - Crown reduce, as specified.

T2: Oak - Crown reduce by up to 4m, as specified.

T3: Oak - Crown reduce by up to 4m, as specified.

Chigwell Parish 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

The Council **NOTED** the following Lawful Development Applications

PL189/23 [EPF/1927/23](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of lawful development for a proposed single storey side extension.

Chigwell Parish: No Comment

The Council **NOTED** the following Approval of Details Reserved by A Condition.

PL190/23 [EPF/2053/23](#) - 177, High Road, Chigwell, IG7 6NX

Application for approval of details reserved by condition 3 'Schedule of external materials' on planning permission EPF/2868/20 (The appeal is allowed and planning permission is granted for 35 residential dwellings (Use Class C3) and 512 sqm of commercial

Chigwell Parish: No Comment

PL191/23 PRIOR APPROVAL APPLICATIONS RECEIVED

None

PL192/23 APPEALS RECEIVED

None

**PL193/23 ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR
ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

The Chair advised the Council that the agreed comments regarding Luxborough Lakes appeals would be submitted before the deadline. The Chair noted she had attended Plan South on 13 September but Chigwell items had been deferred for site visits

PL194/23 DATE OF THE NEXT MEETING

Thursday 12 October at 6.30pm

The meeting closed at 7.19pm