



PLANNING COMMITTEE MINUTES

Date: Thursday 12 October 2023

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate(Chair)

Cllr Rashni Chahal Holden

Cllr Rochelle Hodds

Cllr Faiza Rivzi#

Cllr. Elliot Costa (Vice Chair)

Cllr Syed Raza

Cllr Lisa Skingsley Morgan

Cllr Renu Phull

Public present:

17#

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 were asked to **NOTE** that if a planning issue is for discussion at both Parish and District level and Councillors sit on both authorities it should be made clear that the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations at the District level.

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

PL195/23 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Gaffar and Akhtar. No other apologies were received or accepted

PL196/23 DECLARATIONS OF INTEREST

All Councillors declared an interest in items 17 and 18 on the grounds the applicant was a fellow Councillor. Cllr Jefcoate declared an interest in items 7 and 8 on the grounds residents had spoken to her about them in the past.

PL197/23 MINUTES

The minutes of 13, 20 and 28 September 2023 were **AGREED**.

PL198/23 PUBLIC PARTICIPATION

MOP spoke on various applications as detailed with each item

To **CONSIDER** the following applications, received for the weeks ending 22 September (responses due to EFDC by 16 October) and 29 September 2023 (responses due to EFDC by 9 October)

PL199/23 [EPF/1996/23](#) - 78, Hainault Road, Chigwell, IG7 5DH

Two storey front and rear extensions with part single storey rear extension, conversion of side internal access alley to increase internal floor space.

New roof with roof lights.

Chigwell Parish Council Comments:

No Comment

Cllr Rizvi joined the meeting

PL200/23 [EPF/1919/23](#) - Land to the South of Chigwell Rise, IG7 6BN

The CRA made objections and two further members of the public also spoke in objection

The Council **STRONGLY OBJECTS** to the application on the following grounds:

Inappropriate development on Green Belt - whilst the Council appreciates the hard standing has been reduced it considers the car parking to be inappropriate development on Green Belt contrary to policy

The Council does not consider that any special circumstances have been put forward to merit this development on Green Belt

The Council has concerns regarding Flood Risk - the applicant's Flood Risk assessment identifies the land as being in Flood Zone 1 and notes the impermeability of the clay topsoil and the propensity for water logging

The Council does not regard the Flood Risk assessment as viable as it refers to the previously refused design. It is not clear how the mitigation required will be achieved by the revised proposal. The Flood Risk assessment does not address where water that during periods of rain will fill any graves between digging and use will be pumped to.

The Council has concerns how the grassland can be properly maintained in the presence of gravestones set in the ground which would be very susceptible to damage.

The Council has concerns regarding accessibility to gravestones by all visitors including those with restricted mobility, along mown grass paths and the fact there are no facilities for visitors. Furthermore there are no facilities for workers such as gravediggers to wash during or after

completing tasks and no storage for maintenance and safety equipment (e.g. JCB for grave digging and back filling, shoring for grave safety, mowers, strimmers, first aid kits etc) or for spoil

The Council, as the long term operator of an existing cemetery has considerable concerns about the feasibility, practicality and viability of this proposal in terms of proper management. It therefore has the possibility to impact on the amenity of neighbouring properties

Should planning be granted for this, the Council would ask that a planning condition is that any cemetery in this location is required to meet the same operational, H&S and legislative requirements and standards for burials in as any local authority managed cemetery and further that burials without coffins are not permitted.

PL201/23 [EPF/2047/23](#) - 179, Wayback, Lambourne Road, Chigwell, IG7 6JU

The CRA made objections and a further member of the public also spoke in objection

Application for variation of condition 2 'Plan no's on [EPF/2607/21](#) allowed on appeal [APP/J1535/W/22/3299091](#) (Demolition of existing dwelling and erection of replacement dwelling and ancillary garden outbuilding)

Chigwell Parish Council comments:

The Council **STRONGLY OBJECTS** to the application on the following grounds:

The proposal will lead to an unacceptable reduction in the separation distance between the property and the adjacent property (8 Crosby Court) resulting in the significant risk of loss of amenity in terms of overbearing and loss of light of 8 Crosby Court.

PL202/23 [EPF/1390/23](#) - Brownings Farmhouse, Gravel Lane, Chigwell, IG7 6DQ

Proposed subdivision of site and use of existing outbuilding as a self-contained dwelling including installation of solar panels and associated access and parking

The CRA made objections on grounds of inappropriate development and over intensification of the Green Belt

Chigwell Parish Council comments:

The Council **OBJECTS** to the application on the following grounds:

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 applications which may result in inappropriate treatment of a listed building. 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 considered an additional Dwelling on Green Belt would lead to intensification and no special circumstances were demonstrated. It was noted that the application was unclear as to whether it was the construction of a new building or the conversion of an existing, given the demolition of a barn on site in 2015. The Sustainability Checklist was not completed.

The Council asked that if permission was granted that the uses of any additional dwelling should only be ancillary to the existing building and that all permitted development rights to both should be removed

PL203/23 [EPF/1951/23](#) - 38, Lechmere Avenue, Chigwell, IG7 5ET

Ground floor rear and front extension; Part first floor rear extension

The CRA made objections

Chigwell Parish Council comments:

The Council **OBJECTS** to the application on the following grounds:

The plans contain apparent inaccuracies

It is not possible to establish the proposal will not impact on the amenity of neighbouring properties due to overlooking and mass

PL204/23 [EPF/2075/23](#) - 30A, Manor Road, Chigwell, IG7 5PD

Proposed demolition of a detached single storey garage and the erection of a single storey side extension, single storey rear extension and basement conversion to the property. A hip-to-gable roof extension to the side of the property and the addition of a dormer window to the rear of the property.

The CRA spoke in objection to the application

Chigwell Parish Council comments:

The Council **OBJECTS** to the application on the following grounds:

The loss of a bungalow is contrary to Local Plan policy

The damage caused to protected trees is unacceptable. The Council noted that previously the protected tree area was over 7m but in the most recent tree report the diameter of the protected tree, previously reported as 610mm, was now 400mm, thus reducing the protected root area to the boundary of the construction area. The Council does not consider the existing arboricultural report adequately demonstrates the protected trees will be properly protected.

The Council **OBJECTS** to new development that may not 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/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections

(Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

PL205/23 [EPF/1855/23](#) - 11, Hainault Road, Chigwell, IG7 6QU

Variation of condition 2 'plan numbers' of [EPF/2342/21](#) (Erection of three 3 bed terraced houses (Revised scheme to EPF/0652/20 with the addition of a basement).

The CRA made objections on grounds of overlooking

Chigwell Parish Council comments:

The Council **OBJECTS** to the application on the following grounds:

The additions of second storey roof terraces may impact in the amenity of neighbouring properties due to overlooking contrary to Policy DM9 of the Local Plan

PL206/23 [EPF/2083/23](#) - 42, Lechmere Avenue, Chigwell, IG7 5ET

Chigwell Parish Council comments:

No Objection

PL207/23 [EPF/2089/23](#) - 23, Millwell Crescent, Chigwell, IG7 5HX

Proposed amendments to rear patio

Chigwell Parish Council comments:

The Council **OBJECTS** to the application on the following grounds:

The proposal fails to address the reasons for refusal at appeal. The proposal may impact in the amenity of neighbouring properties due to overlooking contrary to Policy DM9 of the Local Plan

PL208/23 [EPF/2064/23](#) - 21, Stradbroke Drive, Chigwell, IG7 5QU

TPO/EPF/12/09

T1-T4: Oaks - Fell and replace, as specified.

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

PL209/23 [EPF/2120/23](#) - The Two Brewers PH, 57 Lambourne Road, Chigwell, IG7 6ET

TPO/EPF/02/92

T1-T6: 6 x Hornbeam - Crown reduce to approx 1m above previous pruning points, as specified.

T9: Hornbeam - Crown lift to 4m above ground level, as specified.

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

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)

PL210/23 [EPF/2059/23](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of lawful development for change of roof profile for loft conversion.

To Note: [EPF/1927/23](#), Certificate of lawful development for a proposed single storey side extension currently under consultation

Chigwell Parish Council response:

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

PL211/23 [EPF/2080/23](#) - Former MOD Site, Roding lane, Chigwell

Application for approval of details reserved by condition 3 'Programme of archaeological trail trenching and excavation' on planning permission EPF/0635/20 (Demolition of all buildings & erection of one single storey house, parking and provision of garden space)

Chigwell Parish Council response:

No Comment

PL212/23 [EPF/2141/23](#) - Former MOD Site, Roding lane, Chigwell

Approval of Details Reserved by Condition 6 'Contamination' of EPF/0635/20 - (Demolition of all buildings & erection of one single storey house, parking and provision of garden space).

Chigwell Parish Council response:

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

PL213/23 [EPF/2066/23](#) - 4 Chigwell Park Drive, Chigwell, IG7 5BD

Prior approval for the enlargement to the dwelling by construction of an additional storey.

The CRA spoke in objection to the application

The Council **OBJECTS** to the application on the following grounds:

Class AA – enlargement of a dwellinghouse by construction of additional storeys states at (12)(b),

The local planning authority must, when determining an application have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application

The proposal fails to comply with the NPPF, as required by Class AA Permitted Development applications namely, the proposal is not well designed and beautiful and is not consistent with the height and form of neighbouring properties. The proposal would lead to the loss of a bungalow, thus reducing the range of homes in the area.

PL214/23 [EPF/2070/23](#) - 75 Tomswood Road, Chigwell, IG7 5QR

Prior approval for enlargement of existing dwelling by the addition of first floor to bungalow to create a two storey dwelling.

The CRA spoke in objection to the application

Chigwell Parish Council response:

The Council **OBJECTS** to the application on the following grounds:

Class AA – enlargement of a dwellinghouse by construction of additional storeys states at (12)(b),

The local planning authority must, when determining an application have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in July 2021, so far as relevant to the subject matter of the prior approval, as if the application were a planning application

The proposal fails to comply with the NPPF, as required by Class AA Permitted Development applications namely, the proposal is not well designed and beautiful and is not consistent with the height and form of neighbouring properties. The proposal would lead to the loss of a bungalow, thus reducing the range of homes in the area.

PL215/23 [EPF/2110/23](#) - 35, Coolgardie Avenue, Chigwell, IG7 5AX

Prior approval for a single-storey rear extension to replace existing conservatory, 3.82m deep, height to eaves 3.50 and maximum height 3.50m.

Chigwell Parish Council response:

No Comment

To **CONSIDER** the position of this Council in light of the adoption of the Local Plan in regard to the following appeals yet to be decided. Although these applications may have been before a previous Council, this Council is not bound by the decisions of any previous Council. The Council's existing comments will be noted by the Inspectorate and this Council may wish to make additional comments on any appeal

PL216/23 APPEALS RECEIVED

None

PL217/23 ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

The Chair reported on her attendance at Plan South where applications at Grange Farm, Chase Lane and Chigwell Rise were refused. Concerns were raised regarding applications being submitted and recommended for approval that failed to comply with the Local Plan. It was agreed this would be raised with the relevant officers and Councillors at District and County level by the Chair who would report back on any response

PL218/23 DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Wednesday 25 October

The meeting closed at 7.41pm