



MINUTES PLANNING COMMITTEE

Date: Thursday 23 November 2023

Time: 6:30pm

Location: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

Cllr Celina Jefcoate(Chair)

Cllr Lisa Skingsley Morgan

Cllr Renu Phull

Cllr. Elliot Costa (Vice Chair)

Cllr Faiza Rizvi

MOP: 2

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, the Councillor/s will reconsider the matter at District level, taking into account all relevant evidence and representations made at 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

PL268/23 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllrs: Akhtar, Gaffar, Chahal Holden, Raza and Hodds

PL269/23 - DECLARATIONS OF INTEREST

Cllr Skingsley Morgan declared an interest in item 6, 22 Oak lodge Ave on the grounds of living nearby. All councillors declared an interest in item 17, Land at MOD site, Roding Lane on the grounds the applicant was a fellow Councillor. All Councillors considered their interest was personal and non-pecuniary and they would remain in the meeting and take part.

PL270/23 - MINUTES

The minutes of the meeting held 2 and 9 November 2023 were **APPROVED**

PL271/23 - PUBLIC PARTICIPATION

To **CONSIDER** the following applications, received for the weeks ending 3 November (responses due to EFDC by 27 November) and 10 November 2023 (responses due to EFDC by 5 December)

PL272/23 - [EPF/2280/23](#) - 157A, Manor Road, Chigwell, IG7 5QA

Proposed conversion of an existing maisonette at into No2 self-contained studio apartments.

Chigwell Parish Council comment:

The Council **OBJECTS** on the grounds that the proposal fails to demonstrate that it will not contribute to an increase in on-street parking and may therefore add to the existing on street parking stress in the area. The location, although within 400m of a station, fails to meet the Essex Parking Standards for an urban area where reduced parking may be acceptable and is not defined as a Town Centre in the Local Plan. The area does not have comparable sustainable transport options to the Town Centres of Loughton or Epping centres and so cannot be considered a similar or sustainable location to a town centre. Therefore Essex Parking Standards should be met for an additional dwelling, meaning an additional parking space should be provided.

The Council notes the proposal 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.

PL273/23 - [EPF/2336/23](#) - 22 Oak Lodge Avenue, Chigwell, IG7 5HZ

Part ground, part first floor extensions to side and rear of existing dwelling (Revised application to [EPF/0438/23](#))

A member of the CRA spoke in objection

Chigwell Parish Council comment:

The Council **STRONGLY OBJECTS** considering, whilst one window has been removed, there remains insufficient evidence to show all the reasons for the previous refusal have been adequately addressed. The proposal remains visually busy with a range of roof forms across the development. The proposal is still considered overbearing and eaves height of the ground floor rear extension nearest no.24 is excessive in height. The proposal does not integrate well with the setting given the differing ground levels and proposes an overly massed form of development incongruent with the setting.

The Council considers the proposed development due to the excessive eaves height of the rear single storey extension will result in an enclosed form of development for current and future occupants of no.24 Oak Lodge Avenue. Additionally, the additional massing from the proposed extensions will result in an incongruous built form and roof profile affecting the visual amenity of the setting. This is contrary to policies DM9 of the Local Plan 2011-2033 (2023) and paragraphs 126 & 130 of the NPPF 2021

The Council notes the proposal 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.

PL274/23 - [EPF/2313/23](#) - 33, Millwell Crescent, Chigwell, IG7 5HX

Proposed part single part double storey rear and side extensions and a front porch extension along with associated internal alterations.

Chigwell Parish Council comment: No objection although the Council noted the proposal 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.

PL275/23 - [EPF/2346/23](#) - 11, Ely Place, Chigwell, IG8 8AG

Two front dormers and three roof light windows to the rear elevation.

Chigwell Parish Council comment: No objection but the absence of a street scene was noted

PL276/23 - [EPF/1865/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Withdrawn

PL277/ 23 - [EPF/2268/23](#) - 34 Forest Avenue, Chigwell, IG7 5BP

Part single part first floor rear extension.

Chigwell Parish Council comment:

No objection although the Council noted the proposal 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 absence of a street scene was noted

PL278/23 - [EPF/2348/23](#) - 12, Manor Road, Chigwell, IG7 5PD

Proposed part single storey rear extension, the extension of the lower ground floor under the ground floor to create more habitable space at lower ground level and the levelling of the front drive to create more parking.

Chigwell Parish Council comment:

No objection although the Council noted the proposal 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.

PL279/23 - [EPF/2412/23](#) - 33, Bracken Drive, Chigwell, IG7 5RG

TPO/EPF/17/09

T9: Hornbeam - Crown reduce height by up to 3m and spread by up to 2.5m, as specified. Crown lift to 5m above ground level, 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

PL280/23 - [EPF/1415/23](#) - 6 Great Oaks, Chigwell, IG7 5ES

Demolition of existing garage and the construction of a two-storey rear/side wraparound extension (Revised app to EPF/2316/22).

REVISED DESCRIPTION AND PLANS

A member of the CRA spoke in objection

Chigwell Parish Council comment:

The Council **OBJECTS** considering there remains insufficient evidence to show all the reasons for the previous refusal have been adequately addressed. There remains concern regarding the material overbearing, loss of light and visual impact to No. 7, which sits on a lower ground level than the host house.

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)

PL281/23 - [EPF/2309/23](#) - 11, Ely Place, Chigwell, IG8 8AG

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

Chigwell Parish Council comment: None

PL282/23 - [EPF/2019/23](#) - 40, Northdene, Chigwell, IG7 5JT

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

Chigwell Parish Council comment: None

PL283/23 - [EPF/2364/23](#) - 7, Glebelands, Chigwell, IG7 4QG

Certificate of lawful development for a new side extension.

Chigwell Parish Council comment: None

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

PL284/23 - [EPF/2394/23](#) - Former MOD Site, Roding lane, Chigwell

Application for approval of details reserved by condition 4 'Tree Protection, Arboricultural Method Statement and Site Monitoring' on planning approval EPF/0635/20 (Demolition of all buildings & erection of one single storey house, parking and provision of garden space)

Chigwell Parish Council comment: None

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

PL285/23 - [EPF/2405/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF

Prior approval for a single storey rear extension with a maximum depth of 6m, height to eaves 2.80m and maximum height of 2.80m.

Two objections received. A representative of the CRA spoke in opposition

Chigwell Parish Council comment:

The Council considers Prior Approval should **NOT** be given to this larger house extension application on the grounds objections have been received from neighbouring properties. The Council considers this proposal to be overly bulky, intrusive and not in keeping. Furthermore, by the nature of the sloping site, the party wall and structural impact, the construction of the proposal would adversely impact on the amenity of neighbours to enjoy their property.

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

APPEALS RECEIVED

PL286/23 - [EPF/0937/23](#) - AP-13286 - 88, Manor Road, Chigwell, IG7 5PQ

Demolition of existing dwelling and construction of replacement dwelling. Interested party comments due by 13 December 2023

Against a Refusal - [APPEAL APP/J1535/W/23/3327230](#)

A member of the CRA spoke in objection

The Parish considers the appeal does not properly address the reasons for refusal or the Parish's concerns and a written submission to the Inspectorate will be made detailing the areas of dispute

PL287/23 - CORRESPONDENCE

It was agreed the Chair of Planning would submit the correspondence to EFDC on behalf of the Council

PL288/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

PL289/23 - DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 7 December

The meeting closed at 7.21pm