



## **MINUTES PLANNING COMMITTEE**

Date: Tuesday 1 August 2023

Time: 6:30pm

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

Present:

Cllr Celina Jefcoate(Chair)

Cllr Syed Raza

Cllr Rochelle Hodds

Cllr Tes Gaffar#

Cllr. Elliot Costa (Vice Chair)

Cllr Faiza Rivzi#

Cllr Renu Phull

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 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

### **PL70/23 APOLOGIES FOR ABSENCE**

Apologies were **ACCEPTED** from Cllrs Akhtar, Chahal Holden and Skingsley-Morgan. No other apologies were received and/or accepted

### **PL71/23 DECLARATIONS OF INTEREST**

All Councillors declared an interest in items 17 (EPF/1409/23 - 3 Station Road) and 18 (Epf/1416/23 - Former MOD site, Roding Lane) on the grounds the applicants were fellow Councillors. All Councillors resolved to remain and the meeting and participate. Cllr Jefcoate declared an interest in item 14 on the grounds of knowing the applicant and in item 7 on the grounds of knowing the architect. She considered this not to be a conflict and resolved to remain and the meeting and participate. Cllr Hodds declared an interest in item 1 on the grounds she has used the cashpoint in question. She considered this not to be a conflict and resolved to remain and the meeting and participate.

**PL72/23 MINUTES**

The minutes of the meeting held 26 June 2023 were **AGREED** and signed by the Chair

#Cllr Gaffar joined the meeting

**PL73/23 PUBLIC PARTICIPATION**

A member of the public spoke in support of item 16 (EPF/1484/23 - 11 Parkland Close). A representative of Chigwell Residents Association spoke in objection to item 15 (EPF/1458/23 - 128 Manor Road, Chigwell).

**PL74/23 - [EPF/1358/23](#) - 183, Manor Road, Chigwell, IG7 5QB**

The installation of an automated teller machine and associated signage (retrospectively)

Chigwell Parish Council comment: No Objection

**PL75/23 - [EPF/1209/23](#) - 21, Ely Place, Chigwell, IG8 8AG**

Loft Extension

Chigwell Parish Council comment: No Objection

**PL76/23 - [EPF/1288/23](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG**

Variation on condition 2 relating to drawing numbers on planning permission [EPF/0028/23](#) (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses) - The amended drawings show no build material difference, but merely an increase in the spacing between the two units and relocation towards the north of the site to be more in line with the neighbouring Miller's Lodge building line.

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 its objections

**PL77/23 - [EPF/1310/23](#) - 157, Lambourne Road, Chigwell, IG7 6EJ**

New roof with one hip one gable end and new dormer with two Juliette balconies, with ridge height at the original house ridge level. New roof two small dormers facing front and four roof Velux type windows inserted in hip end by Whitehall Close Road one facing front, two facing side White Close and one facing rear garden. Rear extension footprint and two storey side extension will remain as it was approved previously see decision ref: [EPF/0427/23](#) dated: 2 May 2023 now with introduction of new roofs. Renovation of existing fence and gate height max 2.0m along Whitehall Close.

Chigwell Parish Council comment: The Council **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.

**PL78/23 - [EPF/1333/23](#) - 11, Daleside Gardens, Chigwell, IG7 6PR**

Proposed construction of two side dormer roofs.

Chigwell Parish Council comment: No Objection

**PL79/23 - [EPF/1359/23](#) - 183, Manor Road, Chigwell, IG7 5QB**

Retention of ATM Signage

Chigwell Parish Council comment: No Objection

#Cllr Rizvi joined the meeting

**PL80/23 - [EPF/1361/23](#) - 3, Woolhampton Way, Chigwell, IG7 4QE**

Planning application for alterations to existing roof to have loft conversion with dormer and rooflight windows.

Chigwell Parish Council comment: The Council **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.

**PL81/23 - [EPF/1385/23](#) - Parks Manor, 15 Station Road, Chigwell, IG7 6QT**

Single storey ground floor part rear extension including conversion garage into a habitable room. Demolition of outbuilding.

Chigwell Parish Council comment: No Objection

**PL82/23 - [EPF/1387/23](#) - 27, Bracken Drive, Chigwell, IG7 5RG**

Proposed front, rear and side extensions to existing house to include loft conversion.

Chigwell Parish Council comment: The Council **OBJECTS** to this application on the grounds of the loss of a bungalow which would be contrary to policy H1 of the Epping Forest District Local Plan adopted 2023 and on the grounds of the loss of a garage and resulting parking space.

**PL83/23 - [EPF/0379/23](#) - Bramstons, Roding Lane, Chigwell, IG7 6BE**

Installation of new boundary fence and entrance gates and other associated works.

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 its objections

**PL84/23 - [EPF/1458/23](#) - 128, Manor Road, Chigwell, IG7 5PR**

Demolition of an existing detached dwelling and the construction of a new apartment block providing 5no. apartments, including associated amenity, parking, landscaping and other associated works.

There was one speaker representing the Chigwell Residents Association in objection to the application

Chigwell Parish Council comment: The Council **STRONGLY OBJECTS** to this application on the grounds it fails to meet the required two spaces per dwelling (proposal is for 5 x 3 bed flats) and 2 x visitor parking spaces required under Essex Parking Standards as required and is thus contrary to the Epping Forest District Local Plan adopted 2023. There are significant congestion and parking issues in this area caused by on street parking by residents in existing flatted developments and this proposal would lead to further problems

Inaccuracies in the submitted documents were noted; of the buses claimed to serve the development, three are dedicated school buses (the 633, 667 and 677) and one (the SB09) is a twice weekly service from Chigwell Row to Epping that does not serve this location.

The application claims the development is a “short walk from” public car parks. There are no public car parks in Chigwell.

The application claims the development is a “short walk from” from local shops. The nearest local shops are a small parade of retailers by Grange Hill station which are 650m away.

The Parish Council consider that EFDC should not be seeking a reduced parking provision as the proposal is not within 400m of a station and is not in a sustainable location as defined by Essex Parking Standards

**PL85/23 - [EPF/1484/23](#) - 11, Parkland Close, Chigwell, IG7 6LL**

Two storey front extension, two storey rear extension, first floor front extension and build a new roof over the property, and garage conversion. Resubmission of refused application: [EPF/0192/23](#)

There was one speaker in favour of the application

Chigwell Parish Council comment: No Objection

**PL86/23 - [EPF/1409/23](#) - 3, Station Road, Chigwell, IG7 6QT**

Single storey side extension

Chigwell Parish Council comment: No Objection

**PL87/23 - [EPF/1416/23](#) - Former MOD site Roding Lane, Chigwell**

Erection of new metal palisade fence (h=1.9m) around agricultural land and alterations to site access including installation of 2No. new gates

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 its objections

**PL88/23 - [EPF/1482/23](#) - 735, Chigwell Road, Chigwell, IG8 8AS**

TPO/EPF/40/02/A1

T1: Sycamore - Crown reduce to previous points, 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 its objections

**PL89/23 - [EPF/1316/23](#) - 33, Fontayne Avenue, Chigwell, IG7 5HD**

Proposing a two storey side extension and two storey front extension.

Chigwell Parish Council comment: No Objection

**PL90/23 - [EPF/1528/23](#) - 114, Hainault Road, Chigwell, IG7 5DL**

First Floor Rear Extension

Chigwell Parish Council comment: No Objection

**PL91/23 - [EPF/0717/23](#) - 31, Mount Pleasant Road, Chigwell, IG7 5EP**

Adding an enclosed Pergola onto Patio attached to the house

Chigwell Parish Council comment: No 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)

**PL92/23 - [EPF/1343/23](#) - Derwen, Vicarage Lane, Chigwell, IG7 6LS**

Certificate of Lawful development - the proposed outbuilding will be ancillary to the host property.

Parish Response: No Comment

**PL93/23 - [EPF/1502/23](#) - 51, Lambourne Road, Chigwell, IG7 6EZ**

Certificate of lawful development for a proposed rear dormer in connection with a loft conversion (Revised application)

Parish Response: No Comment

**PL94/23 - [EPF/1520/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF**

Certificate of lawful development for proposed hip to gable loft conversion and single storey extension.

Parish 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

**PL95/23 - [EPF/1368/23](#) - 14, Fairlight, Lee Grove, Chigwell, IG7 6AF**

Application for approval of details reserved by condition 5 'Hard and Soft Landscaping' on planning permission EPF/0652/23 (Single and 2 storey front and rear extensions, accommodation in the loft involving front roof lights. New gates and rails to the front driveway)

Parish Response: No Comment

**PL96/23 - [EPF/1525/23](#) - 133, Chigwell School, High Road, Chigwell, IG7 6QF**

Application for approval of details reserved by condition 14 'Landscape management plan' and condition 15 'Schedule of landscape maintenance' on planning approval EPF/0417/21 (Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works)

Parish Response: No Comment

**PL97/23 - [EPF/1465/23](#) - 19 Coopers Close, Chigwell, IG7 6EX**

Application for approval of details reserved by condition 2 'EVCP' on EPF/2653/20  
(Retention of a separate dwelling created from previously built two storey side extension)

Parish 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.

**PL98/23 - [EPF/1521/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF**

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for a single storey rear extension with a maximum depth of 6m from the rear main wall of the original dwelling.

Parish Response: No Comment

**PL99/23 - [EPF/1563/23](#) - 61, Brunel Road, Chigwell, IG8 8BE**

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for the rebuilt infill extension with a depth of 3.2m and a maximum height of 3.2m and eaves height 2.4m.

Parish Response: No Comment

**PL100/23 - [EPF/1596/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ**

Prior approval Part 1 Class A.1(ea): Larger home extension - Prior approval for a part 6m single storey rear extension, height to eaves 2.80 and maximum height 3.20 metres.

Parish Response: No Comment

**To NOTE and COMMENT if appropriate, the following APPEAL submissions.** The Council's existing comments will be noted by the Inspectorate and the Council may wish to make additional comments on any appeal

**PL101/23 - [EPF/0499/23](#) - AP-13226 - 33, Forest Lane, Chigwell, IG7 5AF**

Variation to condition 5 'Access to flat roof' on planning approval EPF/0160/22 (Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers C

It was **AGREED** an objection to the appeal would be drafted and submitted

**PL102/23 - [EPF/2176/22](#) - AP-13192 - Grove Cottage, Grove Lane, Chigwell, IG7 6JD**

Rear outbuilding to create home office and gym space (resubmission of [EPF/0648/22](#))

It was **AGREED** an objection to the appeal would be drafted and submitted

#Cllr Gaffar left the meeting

### **PL103/23 - APPEAL COMMENTS**

Drafts were **AGREED** for submission

### **PL104/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

### **PL105/23 - DATE OF THE NEXT MEETING**

To be agreed as either 8 August or 24 August, dependent on availability of members and content of weekly list

The meeting closed at. 7.27pm