



PLANNING COMMITTEE MINUTES

Date: Wednesday 13 September 2023

Time: 9.00am

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

Members present:

Cllr Jefcoate (Chair)

Cllr Hodds

Cllr Phull

Cllr Costa (Vice Chair)

Cllr Skingsley Morgan #

Cllr Gaffar #

Members of the public

One

#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

MINUTES

PL147/23 APOLOGIES FOR ABSENCE

Apologies with given reasons were considered as valid and **ACCEPTED** from Cllr Rizvi, Chahal Holden, Akhtar and Raza. No other apologies with or without reasons given were received and/or accepted

PL148/23 DECLARATIONS OF INTEREST

None

PL149/23 MINUTES

The minutes of the meeting held 24 September 2023 were **AGREED** and signed by the Chair

PL150/23 PUBLIC PARTICIPATION

To **CONSIDER** the following applications, received for the week ending 7 October 2022

PL151/23 [EPF/2109/22](#) - Front Site, Former Grange Farm, High Road, Chigwell, IG7 6DR

Redevelopment to provide residential dwellings with associated amenity space, landscaping, car and cycle parking.

To note:

Green Belt:	Yes
Listed:	Adjacent to conservation area
Affordable housing:	Adopted Local Plan requires 40%
Officer comments:	Conservation, Affordability Officer

An MOP representing the CRA spoke in objection

Chigwell Parish Council comment: The Council **STRONGLY OBJECTS** to this application for the following grounds:

Impact on the Adjacent Conservation Area - the Parish Council noted the Conservation Officer's objection due the harm it would cause the setting of designated heritage assets. The Parish Council agree with the Conservation Officer's position, namely that the proposal is unacceptable in terms of scale, density and design. The Parish consider the proposal harmful to the character and appearance of the area and contrary to policy DM9 of the adopted Local Plan

Affordable Housing - the Parish Council noted the Affordable Housing Officer' is unable to support the application. The Parish Council note the Affordable Housing Officer's comments, namely *"We do not have sight of the viability report mentioned in the planning statement and no indication that it was independently assessed by the Council's independent consultants to verify that the scheme cannot provide any affordable housing."*

The NPPF requires that *"Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers.... Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available."* The Parish consider the lack of a publicly available viability statement, an executive summary or the findings of any independent review mean this application is not compliant with the NPPF.

Policy H2 of the Local Plan requires six of the 14 dwellings be provided as on-site affordable housing. Policy H2 requires that **only in exceptional circumstances**, where the Council agrees that it would be inappropriate for on-site affordable homes, the Council will accept a financial contribution at least equivalent to the increased development value if no affordable housing is provided on site. The Parish consider the financial contribution is not equivalent to the increased development value of not providing six affordable units and thus the application fails to comply with Policy H2 of the Local Plan.

Green Belt - The Council objects to applications which may result in inappropriate development in Green Belt whether with or without special circumstances.

The land was temporarily concreted and hoarded for storage during the construction process of the adjoining Grange Farm residential development of 43 dwellings. Development was completed and all units sold some time ago and the committee consider the use of the land for storage and associated hoarding should have ceased. The committee consider the proposal is inappropriate development on Green Belt and causes significant harm to the Green Belt; the removal of temporary hoarding cannot properly be considered a special circumstance for building on Green Belt.

This proposal is considered to be inappropriate development in Green Belt by the nature of its bulk and mass. Previously three houses with a far smaller total volume than this proposal were refused on this site. The land is not allocated in the Local Plan although it appears in was added to the EFDC Brownfield register in 2021 with an allocation of 6-11 dwellings. It is not clear how this figure was calculated given the previous refusal for three dwellings. The committee do not consider from the evidence before them that there is sufficient transparency in the process followed to include this Green Belt land in the brownfield register and therefore consider this should be given little weight in any decision.

The Parish note that the conditions indicating works have been properly commenced on three permitted dwellings were partially and not fully implemented (EPF/1571/09, EPF/1572/09 and EPF/1575/09) on 1 September 2009. The Parish Council seeks clarity what basis any subsequent lawful development certificates were issued and notes EFDC documents relating to them that state that a planning application may still be required for the three dwellings.

Lack of adequate parking - The Transport Statement details 14 parking spaces plus 5 integral garage spaces; the claimed 24 parking spaces cannot be identified on submitted documents. Essex Parking Standards (EPS) stipulate 32 spaces for this proposal.

Several inaccuracies in the Transport Statement were noted with regard to the alleged availability and frequency of local bus services.

The Council noted and agrees with the ARUP HRA report that considers the vehicle movement figures in the Transport Statement are an underestimation.

Chigwell Parish consider the proposal has insufficient parking and thus fails to comply with point 3.95 of the adopted Local Plan which states the starting point for any new development should be compliance with EPS and site by site appraisals should take into account access to sustainable transport and local car ownership levels. The Committee

noted that point 3.95 of the Local Plan proposes a reduction in parking in Town Centres or urban locations may be considered when practicable and within 400m of a station. The site is 1km from the nearest station and is not served by any public transport or cycle network. The 2021 census showed 1.9% of households in the Grange Farm area have zero cars whilst 60% have two or more.

Chigwell is not defined as a Town Centre in the Local Plan and does not meet the criteria to be judged an urban area under the Essex Parking Standards. There is an unacceptable risk the proposal will lead to an increase in on street parking.

The Parish consider a parking allocation over 50% less than required for this proposal is not compliant with Policy T1 of the adopted Local Plan

Whilst strongly objecting to this proposal, should Councillors be minded to approve, the Parish ask the following conditions are added:

The retention of all garage space for the use of parking vehicles only is made a condition of planning being granted

That fulfilling any mitigation measures currently indicated in the sustainability checklist that fall into the amber or green selections (Net Zero by 2050/20230) is made a condition of planning being granted

PL152/23 ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

The Chair confirm she would be taking the Parish's objections to Plan South this evening on applications [EPF/2109/22](#) (Front Site, Former Grange Farm, High Road, Chigwell, IG7 6DR) and EPF/2991/21 (Land to the North East Side, adj Jessica, Chase Lane, Chigwell).

Some members confirmed they had attended the consultation meeting the previous evening and that 91 units plus 131 parking spaces were proposed for land at the junction of the High Road and Vicarage Lane, opposite the application site discussed earlier at Grange Farm

PL153/23 DATE OF THE NEXT MEETING

Thursday 14 September at 6.30pm

The meeting closed at 9.29am