



MINUTES PLANNING COMMITTEE

Time: Thursday 2 November 2023

Time: 6:30pm

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

Members present:

Cllr. Elliot Costa (Vice Chair)

Cllr Rashni Chahal Holden

Cllr Lisa Skingsley Morgan

Cllr Faiza Rizvi

Cllr Renu Phull

Cllr Syed Raza

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

PL219/23 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllrs: Jefcoate, Akhtar, Hodds, Gaffar. No other apologies were received or accepted

PL220/23 - DECLARATIONS OF INTEREST

None

PL221/23 - MINUTES

The minutes of the meeting held 12 October 2023 were **AGREED**

PL222/23 - PUBLIC PARTICIPATION

There were 2 members of the public in attendance.

The following applications were **CONSIDERED**:

PL223/23 - [EPF/1864/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

1 letter of objection was received

A new entrance gate and walls, with a delivery hut and an administration office hut attached, and a separate small security hut situated midway between the new gates and the main house. To serve the new dwelling house granted planning permission, Ref [EPF/2719/21](#) on 02/12/2022.

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.

PL224/23 - [EPF/2128/23](#) - 10, Coolgardie Avenue, Chigwell, IG7 5AY

Single storey ground floor part side and front extension including conversion garage into a habitable room. New bay window at ground floor level

Chigwell Parish Council comment: No Objection

PL225/23 - [EPF/1849/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

A new electrical sub station to serve the new dwelling house granted planning permission Ref [EPF/2719/21](#) on 02/12/2022

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.

PL226/23 - [EPF/2021/23](#) - 21, Tomswood Road, Chigwell, IG7 5QP

Demolition of an existing Bungalow and construction of a new two storey dwelling house with a loft conversion.

Chigwell Parish Council comment: The Council **OBJECTS** to this application as there will be a loss of a Bungalow contrary to planning policy and the damage that will be done to trees as per the objection from the landscape officer

PL227/23 - [EPF/2112/23](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed detached dwelling incorporating retention of existing detached dwelling and existing rear garden annexe ([EPF/0302/23](#)).

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.

The Council **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

PL228/23 - [EPF/1722/23](#) - 30A, Manor Road, Chigwell, IG7 5PD

Retrospective Planning for new front fencing.

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.

PL229/23 - [EPF/2092/23](#) - 104, Manor Road, Chigwell, IG7 5PQ

Demolition of the existing dwelling house and erection of a two storey detached building with lower ground level parking to provide 5 x self-contained flats.

Chigwell Parish Council comment: The Council **OBJECTS** on the grounds that no street view has been provided and no detailed sustainability checklist was provided

PL230/23 - [EPF/1663/23](#) - 28, Barnaby Way, Chigwell, IG7 6NZ

Single storey / double storey rear first floor extension.

Chigwell Parish Council comment: No Objection

PL231/23 - [EPF/2186/23](#) - 18 High Elms, Chigwell, IG7 6NF

Prior approval for additional storey to existing detached dwelling house.

Chigwell Parish Council comment: The Council **OBJECTS** to the same as this will be an over development of the land and will cause damage to the host building and is not in keeping

PL232/23 - [EPF/2166/23](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ

Double-storey rear, Front extension, and Loft Conversion

Chigwell Parish Council comment: No Objection

PL233/23 - [EPF/2181/23](#) - 773, Chigwell Road, Chigwell, IG8 8AU

Single storey side and rear extension

Chigwell Parish Council comment: No Objection

PL234/23 - [EPF/2227/23](#) - 22, Barnaby Way, Chigwell, IG7 6NZ

1 letter of objection was received

Construction of an electric sliding metal bar gate to the front of the property.

Chigwell Parish Council comment: No Objection

PL235/23 - [EPF/2198/23](#) - 153, Manor Road, Chigwell, IG7 5QA

Retrospective planning application replacement of kitchen extract ductwork.

Chigwell Parish Council comment: No Objection

PL236/23 - [EPF/2259/23](#) - 71, The Bowls, Chigwell, IG7 6ND

TPO/EPF/38/03

T8: Eucalyptus - Crown reduce height by up to 5m, as specified. Reduce lateral branches by up to 3m, as specified. Crown lift to 6m from ground level, as specified. Selective prune up to 1m from building, 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

PL237/23 - [EPF/2242/23](#) - 70, Oak Lodge Avenue, Chigwell, IG7 5HZ

TPO/EPF/27/82 (Ref: T30 & T31)

T3 & T4: Oak - 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 this objection

The Committee **NOTED** and **COMMENTED** as appropriate on the following Lawful Development Applications

PL238/23 - [EPF/2078/23](#) - 12, Grovewood Place, Chigwell, IG8 8PX

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

Chigwell Parish Council comment: None

PL239/23 - [EPF/2132/23](#) - Willow Park Farm, Millers Lane, Chigwell, IG7 6DG

Material start to [EPF/1381/20](#) Relocation of approved dwellings (EPF/0684/18 & EPF/2591/18) to more cohesive locations within the site

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

PL240/23 - Approval of Details Reserved by A Condition

None

The committee **NOTED** and **COMMENTED** as appropriate, the following Prior Approval applications.

PL241/23 - [EPF/2276/23](#) - 66, Grange Crescent, Chigwell, IG7 5JF

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 4.4m, the maximum height of the proposed extension from the natural ground level is 2.7m and the height at eaves level of the proposed extension measured from the natural ground level is 2.7m. (Revised application)

Chigwell Parish Council comment: None

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

PL242/23 - [EPF/2710/22](#) - 404, Fencepiece Road, Chigwell, IG7 5DS

Demolition of existing dwelling and construction of 8 new apartments (Revised Scheme to [EPF/2761/21](#)).

Chigwell Parish Council comment: The Council reaffirms its previous strong objections to the same

PL243/23 - [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 (Revised scheme to [EPF/2454/22](#)).

Chigwell Parish Council comment:

The Council **STRONGLY OBJECTS** to this application for the following reasons:

The proposal fails to meet the criteria for reduced parking as laid out in the now adopted Local Plan and as such fails to comply with Policy T1 of the Local Plan

The Council considers the proposal will lead to increased on street parking in an area where the Council knows from experience and complaints received from residents that there is already considerable on street parking stress.

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.

PL244/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

PL245/23 - DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 9 November

The meeting closed at 7.10pm