



**MINUTES  
PLANNING COMMITTEE**

Date: Thursday 11 January 2024

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate(Chair)  
Cllr Rashni Chahal Holden  
Cllr Rochelle Hodds

Cllr. Elliot Costa (Vice Chair)  
Cllr Renu Phull  
Cllr Lisa Skingsley Morgan

Members of the Public

Four#

#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 the meeting would 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

**PL337/23 - APOLOGIES FOR ABSENCE**

Apologies were received and ACCEPTED from Cllr; Akhtar, Gaffar, Rizvi and Raza

**PL338/23 - DECLARATIONS OF INTEREST**

None

**PL339/23 - MINUTES**

The minutes of the meeting held 11 December 2023 were **APPROVED**

## **PL340/23 - PUBLIC PARTICIPATION**

A member of the public spoke on item 19

### **PL341/23 - [EPF/2634/23](#) - Crossways, 105 Manor Road, Chigwell, IG7 5PN**

Variation of condition 2 plan numbers to [EPF/1798/18](#) (Proposed demolition of existing property and erection of a development comprising 1 x 1 bedroom flat and 3 x 2 bedroom flats) - Proposed Support Columns to Approved Balconies.

Chigwell Parish Council Comment:

No objection

### **PL342/23 - [EPF/2655/23](#) - 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. The Council further considers the submitted landscape plans fail to adequately replace the substantial amount of vegetation already removed across the site and therefore **OBJECTS** on the grounds the proposal leads to an overall unacceptable loss of green infrastructure. The Committee also noted inconsistencies in the current report from previous arboricultural reports whereby the tree diameters appear to have reduced

### **PL343/23 - [EPF/2490/23](#) - 60, Stradbroke Drive, Chigwell, IG7 5QZ**

Change of render to brickwork, raised rear extension wall with parapet wall and stone work coping.

Chigwell Parish Council Comment:

No objection

### **PL344/23 - [EPF/2520/23](#) - 13, Bracken Drive, Chigwell, IG7 5RG**

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement.

A representative of the CRA spoke in objection

Chigwell Parish Council Comment:

No objection although the Council noted with disappointment 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

**PL345/23 - [EPF/2654/23](#) - 72, Grange Crescent, Chigwell, IG7 5JF**

Two storey front, side and rear extension with an addition of a single storey rear extension project 2.5m from the existing rear elevation.

Chigwell Parish Council Comment:

The Council **OBJECTS** on the grounds of poor design that is damaging to the host building and not in keeping with the character of the area. It further objects on the grounds of a potential loss of amenity by neighbours due to potential overlooking and loss of light.

The Council noted with disappointment 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

**PL346/23 - [EPF/2725/23](#) - 3, Gravel Lane, Chigwell, IG7 6DA**

The proposed alterations that constitute this application are:

1. Change of use of ground floor for sale of pet food and accessories to C3 Residential.
2. Removal of existing shop front, replacing it with a bay window in keeping with the existing bay window to the side elevation.
3. Infill extension to existing courtyard, with new fixed roof lantern.

Chigwell Parish Council Comment:

No objection although the Council noted with disappointment 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

**PL347/23 - [EPF/2767/23](#) - 15, Stradbroke Drive, Chigwell, IG7 5QU**

Proposed front access gates and fence.

Chigwell Parish Council Comment:

No objection

**PL348/23 - [EPF/2715/23](#) - 48-52, Stradbroke Drive, Chigwell, IG7 5QZ**

TPO/EPF/10/74 (Ref: A1)

T6, T7 & G22: Cypress - Fell and replace, as specified

T11: Hornbeam - Fell and replace, as specified.

T12: Oak - Fell and replace, as specified.

T21: Corkscrew Willow - Coppice.

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

**PL349/23 - [EPF/2752/23](#) - Grange Farm Camping And Sports Centre, High Road, Chigwell, IG7 6DP**

TPO/EPF/09/12 (Ref: T26, T27)

T054: Ash - Selective reduction of branches over road, as specified.

T055: Oak - Selective reduction of overextended branches, 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

**PL350/23 - [EPF/2761/23](#) - 3, Ely Place, Chigwell, IG8 8AG**

TPO/EPF/09/11

T1: Oak - Selective reduction of overhanging branches by up to 1.5m, 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

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)

**PL351/23 - [EPF/2674/23](#) - 3, Woolhampton Way, Chigwell, IG7 4QE**

Certificate of lawful development for a proposed loft conversion with side dormer window for detached property within 50 cu. m. falls under permitted development.

**PL352/23 - [EPF/2676/23](#) - 30a, Stradbroke Drive, Chigwell, Epping Forest, IG7 5QY**

Certificate of lawful development for a proposed outbuilding in the rear garden.

Chigwell Parish Council Comment:

No objection

**PL353/23 - [EPF/2706/23](#) - 1, Great Owl Road, Chigwell, IG7 6AL**

Certificate of lawful development for a proposed single storey outbuilding.

Chigwell Parish Council Comment:

No objection although the Council requests if possible that the building remains ancillary to the main building and is not used for overnight accommodation and/or for commercial purposes

**PL354/23 - [EPF/2704/23](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Application for approval of details reserved by condition 15 (Biodiversity Enhancement Statement) on planning application [EPF/1681/19](#) ([Construction](#) of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development)

A member of the CRA spoke in opposition

Chigwell Parish Council Comment:

The Council noted and supported ecology officers' comments in that insufficient information is available to discharge condition 15

**PL355/23 - APPEAL [AP-13315/3333953](#) - [EPF/1517/23](#) - 16, Bracken Drive, Chigwell, IG7 5RF**

Single storey side and rear extension with flat roof. 3no flat roof lights. Internal alterations

It was agreed the Chair would review the appeal and draft comments for submission on behalf of the Council

**PL356/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

2 Courtland Drive, Chigwell - Correspondence received from EFDC planning (appendix 3) regarding the issuing of a planning approval in error by EFDC for the above site. The Chair confirmed she would represent the Parish's views should the matter come to Plan South again. It was noted that District Councillors would be advised of the Parish's position although it was understood they could not fetter themselves ahead of any meeting.

Reduced parking allocations - separately, it was agreed that District Councillors would be invited to a meeting to discuss the role of statutory consultees (e.g. Parish, Highways) and the position of EFDC as the planning authority regarding planning decisions. The Chair confirmed she had

received an email from ECC Highways confirming they reviewed a site in terms of highway safety. The matter of whether for example a reduction in parking allocation within a site was practicable (a requirement of the Local Plan) was a matter for the Planning Authority (EFDC). Concern was raised about the general non-compliance of planning applications with the local and national policy regarding affordable housing and the Chair confirmed she was escalating the matter on behalf of the Council both generally and in regard to specific sites.

**PL357/23 - DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 25 January