



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 8 February 2024

Time: 6:30pm

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

Members present:

#Cllr Celina Jefcoate(Chair)

Cllr Rochelle Hodds

Cllr Faiza Rivzi

Cllr. Elliot Costa (Vice Chair)

Cllr Lisa Skingsley Morgan

# Cllr Renu Phull

MOP:

None

# 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 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

### **PL382/23 - APOLOGIES FOR ABSENCE**

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

### **PL383/23 - DECLARATIONS OF INTEREST**

Cllr Skingsley Morgan declared a personal interest in Item 9 on the grounds of living in the same road but deemed it would not influence her decisions and she would remain in the meeting. Cllr Costa declared a personal interest in items 6 and 7 on the grounds of knowing the applicant but deemed it would not influence his decisions and he would remain in the meeting. Cllr Jefcoate declared a personal interest in item 16 on the grounds of living in the same road and knowing the

applicant well. She deems it could be perceived by the public to influence her decision and she would not remain in the meeting for that item.

### **PL384/23 - MINUTES**

The minutes of the meeting held 25 January 2024 were **AGREED**

### **PL385/23 - PUBLIC PARTICIPATION**

None

The following applications, received for the weeks ending 19 January and 26 January 2024 were **CONSIDERED**

#### **PL386/23 - [EPF/2489/23](#) - 13, Audleigh Place, Chigwell, IG7 5QT**

# Cllr Phull joined the meeting

Double storey side extension

Refurb and Extensions Sustainability Checklist response: Not submitted

Chigwell Parish Council comment:

The Council **OBJECTS** to this proposal on the following grounds:

**Local Plan policy DM9, A (iii) - fails to incorporate sustainable design and construction principles**

**Local Plan policy DM9, D (ii) - fails to have regard to the rhythm of the neighbouring plot**

**Local Plan policy DM9, I (iv) - results in an overbearing and overly enclosed form of development**

The Council **NOTED** the lack of set back at first floor level and considered it resulted in an overbearing development. The submitted plans do not appear representative in that they do not show the adjacent buildings on the neighbouring plot. The lack of street scene and accurate plans meant the Council was not able see the proposal would not adversely impact on the area. The lack of Sustainability Checklist meant the application failed to demonstrate it incorporates sustainable design and construction principles

#### **PL387/23 - [EPF/2795/23](#) - 102, High Road, Chigwell, IG7 6PJ**

Various internal and external changes including EV charger and CCTV cameras, and A/c units.

Chigwell Parish Council comment:

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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 Council **NOTED** with disappointment the absence of a Refurbishments and Extensions Sustainability Checklist and noted the proposal may not adequately comply with Policy DM9 A (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

**PL388/23 - [EPF/2797/23](#) - 102, High Road, Chigwell, IG7 6PJ**

Grade II listed building application for various internal and external changes including EV charger and CCTV cameras, and A/c units.

Chigwell Parish Council comment:

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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

**PL389/23 - [EPF/0057/24](#) - 66, Manor Road, Chigwell, IG7 5PG**

Outdoor cooking and seating area

Chigwell Parish Council comment:

No objection although given the size of the proposal, should officers be minded to approve, the Parish request a planning condition that commercial use or overnight occupation of the building is not permitted and its use remains ancillary to the main building

**PL390/23 - [EPF/0072/24](#) - 34, Oak Lodge Avenue, Chigwell, IG7 5HZ**

Single storey rear extension & garage conversion into a habitable room.

Chigwell Parish Council comment:

No objection

**PL391/23 - [EPF/2811/23](#) - 8, Orchard Way, Chigwell, IG7 6EE**

Retrospective application for porch extension and single storey rear.

Chigwell Parish Council comment:

No objection although the Council **NOTED** with disappointment the absence of a Refurbishments and Extensions Sustainability Checklist and noted the proposal may not adequately comply with Policy DM9 A (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

**PL392/23 - [EPF/0111/24](#) - Little West Hatch, High Road, Chigwell, IG7 5BS**

Grade II listed building consent for fire damage repairs to curtilage listed outbuilding.

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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

**PL393/23 - [EPF/0119/24](#) - 17, Tomswood Road, Chigwell, IG7 5QP**

Retention of Installed AC Units (4No. in total). (Re-submission of application [EPF/0682/23](#))

Chigwell Parish Council comment:

The Council **STRONGLY OBJECTS** to this proposal on the following grounds:

**Local Plan policy DM9, I - fails to take account the amenity of neighbours**

**Local Plan policy DM9, I (v) - fails to address issues of noise arising from the development**

**Local Plan policy DM21 B (i) - leads to unacceptable local environmental impacts of noise and vibration**

**Local Plan policy DM21 B (ii) - fails to locate activities generating noise pollution away from receptors**

**Local Plan policy DM21 B (iii) - fails to mitigate and reduce adverse local environmental impacts of noise and vibration to a minimum**

The Council NOTED point 3.3 of the applicant's Noise Impact Assessment Report (by Climate Acoustics) as follows: *"Noise Control Measures to AC Units (x 4No) - Following calculations carried out in Appendix B1 of this report shows that the four air conditioning units are too noisy, and all four units will need to be relocated and encased with a new acoustic louvred enclosure system"*

The proposal, by not relocating to the location identified in the noise report and then also encasing the four units, fails to have regard to the mitigation specified in the Noise Impact Assessment report. As such the proposal will result in an unacceptable level of background noise for neighbouring properties.

**PL394/23 - [EPF/0145/24](#) - 356-358 Telephone Exchange, Fencepiece Road, Chigwell, IG7 5DY**

Installation of new louvres within existing window openings.

Chigwell Parish Council comment:

No objection

**PL395/23 - Prior Notification Applications**

None

To **NOTE** and **COMMENT** if appropriate, the following Lawful Development Applications

**PL396/23 - [EPF/0125/24](#) - 39, Park View, Chigwell, IG7 5EF**

Certificate of lawful development for proposed Use of the land for siting a mobile home for use ancillary to the main dwelling.

Chigwell Parish Council comment:

No comment

#Cllr Jefcoate handed over the chair to Cllr Costa and left the meeting

**PL397/23 - [EPF/0128/24](#) - 8 Puckridge Cottages, Vicarage Lane, Chigwell, IG7 6LU**

Certificate of lawful development for the existing stationing of a shepherd hut within residential garden to provide ancillary accommodation.

Chigwell Parish Council comment:

No comment

#Cllr Jefcoate returned to the meeting

**PL398/23 - Approval of Details Reserved by A Condition**

None

**PL399/23 - APPEALS RECEIVED**

None

**PL400/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

The Chair advised that the recent planning applications for both 2 Courtland Drive and Hainault Hall had been refused at Plan South. Councillors who had watched the Plan South meeting virtually stated their disappointment that officers had not addressed the issue of the substandard parking bays at 2 Courtland Drive and that they appeared to provide incorrect information to Council regarding Essex Parking Standards and the required size of end bays adjacent to walls and obstructions. It was confirmed the Parish would invite officers to expand on their procedures and the decision making process when deciding if a proposal was compliant with Local Plan policy and would pursue the matter of clarifying what information was given by officers on this and other matters with Plan South and the subsequent reasons for refusals.

**PL401/23 - DATE OF THE NEXT MEETING**

The scheduled date of the next meeting is Thursday 22 February

The meeting closed at 7.12pm