



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 14 March 2024

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate (Chair)

Cllr. Elliot Costa (Vice Chair)

Cllr Lisa Skingsley Morgan

Cllr Faiza Rivzi

MOP Present: Four (4)

A MOP spoke on item 5 & 6 (110 Luxborough Lane)

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

### PL428/23 - APOLOGIES FOR ABSENCE

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

### PL429/23 - DECLARATIONS OF INTEREST

Cllr. Jefcoate declared a personal interest in item 24 on the grounds of knowing the applicant. Cllr Morgan declared a personal interest in Item 11 on the grounds of living in the next road. They deemed it would not influence their decision and they would remain in the meeting.

### PL430/23 - MINUTES

The minutes of the meeting held 22 February 2024 were **AGREED**

## **PL431/23 - PUBLIC PARTICIPATION**

MOP spoke on items

To **CONSIDER** the following applications, received for the weeks ending 16 February and 26 February and 1 March 2024

### **PL432/23 - EPF/0253/24 - 110, Luxborough Lane, Chigwell, IG7 5AA**

Proposed single storey rear extension, hip to gable loft conversion with rear dormer.

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.

**Fails to comply with Local Plan policy DM4 C (iii) - (the proposal would result in disproportionate additions over and above the size of the original building)**

**Fails to comply with Local Plan policy DM4 C (iv) - (the proposal would result in the replacement building(s) being materially larger than the one they have previous replaced)**

The Parish considered the planning gain of an increase in volume on this site of 63% granted under EPF/0302/23 has been spent by virtue of EPF/2112/23 which used that gain to create 111 Luxborough Lane. Any further development is an increase in size significantly beyond that of the original dwelling at 110 Luxborough Lane plus the already granted gain of 63% that is considered spent. As such the cumulative effect of the proposal will have an impact on the openness of the Green Belt and there are no special circumstances to mitigate this proposal

### **PL433/23 - EPF/0254/24 - 110, Luxborough Lane, Chigwell, IG7 5AA**

Proposed enlarged dwelling (unbuilt) incorporating a proposed single storey rear extension and loft conversion with rear dormer to a previous approval (EPF/2112/23).

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.

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spent. As such the cumulative effect of the proposal will have an impact on the openness of the Green Belt and there are no special circumstances to mitigate this proposal

**PL434/23 - EPF/2409/23 - 25, Mount Pleasant Road, Chigwell, IG7 5EP**

Loft conversion with dormer creating two additional bedrooms.

Chigwell Parish Council comment:

The Council **OBJECTS** on the following grounds:

**Fails to comply with Local Plan policy DM9, E (the proposal fails to respect and/or complement the form, setting, period and detailing of the original building)**

The proposal is of poor design and damaging to the host building and the surrounding area and is thus contrary to Policy DM9.

**PL435/23 - EPF/0132/24 - 3, Gainsborough Place, Chigwell, IG7 6LA**

Proposed rear extension and loft conversion to provide additional bedroom and prayer room.

Chigwell Parish Council comment:

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

**Fails to comply with Local Plan policy DM9, I - the requirement to take into account the amenity of neighbours**

**Fails to comply with Local Plan policy DM9, I (iv) the proposal will result in an overly enclosed and overbearing form of development which will impact on the outlook of the proposed development and the neighbouring property**

The proposal is directly adjacent to the boundary with no set back and creates an overly enclosed development within the curtilage of the host property.

**PL436/23 - EPF/0285/24 - 66, Manor Road, Chigwell, IG7 5PG**

Proposed front canopy over existing entrance doors

Chigwell Parish Council comment:

No Comment as decision already made

**PL437/23 - EPF/0309/24 - 17, Chester Road, Chigwell, IG7 6AH**

Single storey rear extension

Chigwell Parish Council comment:

No Objection

**PL438/23 - EPF/0085/23 - 1, Grange Crescent, Chigwell, IG7 5JB**

Retention of AC Units and Heat Recovery System

Chigwell Parish Council comment:

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

The absence of an acoustic report meant the applicant is not able to demonstrate the proposal is policy-compliant, namely:

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

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

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

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

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

**PL439/23 - EPF/0255/24 - 153, Trotwood, Chigwell, IG7 5JW**

Demolish existing front porch and construct infill front extension and a 3.5m deep single storey rear extension

Chigwell Parish Council comment:

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

**Fails to comply with Local Plan policy DM9, I (iv) (the proposal will result in an overbearing form of development)**

**Fails to comply with Local Plan policy DM9, E (the proposal fails to respect and/or complement the form, setting, period and detailing of the original building)**

The Parish further noted there was a potential loss of a garage and the plans did not appear accurate in reflecting this.

**PL440/23 - EPF/0334/24 - 9, Lechmere Avenue, Chigwell, IG7 5HA**

Conversion of existing garage into habitable space, Ground floor side and rear extension, First floor side and partial rear extension, loft conversion with installation of dormer

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

**PL441/23 - EPF/0361/24 - 147, Lambourne Road, Chigwell, IG7 6EJ**

Change of use of detached garage as home-office and gymnasium ancillary to the residential dwelling, replacement of garage doors with patio doors, new front dormers and internal alterations

Chigwell Parish Council comment:

The Council **OBJECTS** on the following grounds:

The proposal is in breach of condition 7 of the original planning approval EPF/0954/99 which requires that the building remains capable of being used for the parking of cars and ancillary storage and shall at no time be covered into a room or used for any other purpose

The Parish further consider the proposal for ancillary use to the main dwelling does not apply as there is insufficient link to the main dwelling.

Should officers be minded to recommend approval, the Parish ask for a condition that use is limited being incidental to the main dwelling and no overnight occupation is permitted

**PL442/23 - EPF/0371/24 - 60, Stradbroke Drive, Chigwell, IG7 5QZ**

Retrospective planning for change from render to brickwork New windows to side elevation New skylight to rear. Making front dormer smaller. Alterations to the rear extension roof. Change fenestration of existing window.

Chigwell Parish Council comment:

The Council **OBJECTS** on the following grounds:

The applicant has failed to provide satisfactory reasons or justification as to why the original conditions of the approved planning were not met and the development was not carried out in accordance with those conditions

**PL443/23 - EPF/0290/24 - Cedar Park, High Road, Chigwell, IG7 5AL**

TPO/EPF/14/96 (Ref: T14, W5)

T14: Holm Oak - Crown lift by up to 4m from ground, as specified.

G4: Mixed - Crown lift by up to 4m from ground, 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

**PL444/23 - EPF/0308/24 - Cedar Park, High Road, Chigwell, IG7 5AL**

TPO/EPF/14/96 (Ref: T2, W5)

T1: Sycamore - fell and replace, as specified.

G5: 2 x Elm - fell and replace, 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 Prior Notification Applications

**PL445/23 - EPF/0304/24 - 122, Limes Avenue, Chigwell, IG7 5LY**

Prior approval for a 6.0m deep single storey rear extension, height to eaves 2.70m and maximum height of 2.70m

Chigwell Parish Council:

No Comment

**PL446/23 - EPF/0331/24 - 39 Brunel Road, Chigwell, Woodford Green, IG8 8BE**

Prior approval for a 5.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.5m.

Chigwell Parish Council:

No Comment

**PL447/23 - EPF/0344/24 - 42, Love Lane, Chigwell, IG8 8BB**

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.82 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres.

Chigwell Parish Council:

No Comment

**PL448/23 - EPF/0409/24 - 5, Barton Close, Chigwell, IG7 6LJ**

Prior approval for a 6.0m deep single storey rear extension x 3.0m high (2.80m high to eaves)

Chigwell Parish Council:

No Comment

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)

**PL449/23 - EPF/0243/24 - 5, Coolgardie Avenue, Chigwell, IG7 5AU**

Certificate of lawful development for a proposed hip to gable loft conversion with rooflights to front and rear.

Chigwell Parish Council:

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

**PL450/23 - EPF/0363/24 - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Application for approval of details reserved by condition 1 'Commencement of works' on planning permission 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)

Chigwell Parish Council Comment:

**Chigwell Parish Council request this application is determined by the Area Plans Sub Committee, Plan South. Please take this as written confirmation of Chigwell Parish Council's intention to attend and speak at the meeting where this proposal will be considered.**

The Parish Council **NOTED** under Part 3, Appendix 3 of the Constitution at CLD 2 (A) 6 that members can determine any other application which the Head of Planning considers appropriate to be determined so. And at CLD2 (B) all matters can be determined by members should the Service Director, Planning consider it appropriate.

Chigwell Parish Council consider that **no lawful commencement of material operations has occurred** at the site. This is because the First Owner, the applicant Coral Properties, covenanted on 26 Feb 2021 via a S106 legal agreement as follows:

