



MEETING OF THE PLANNING COMMITTEE

Date: Thursday 27 February 2025

Time: 6:30pm

Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr Celina Jefcoate (Chair)

Cllr.Osman Ali #

Cllr Faiza Rivzi

Cllr Debby Rye

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.

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

The meeting commenced at 7.00pm

PL430/24 - APOLOGIES FOR ABSENCE

Apologies were **ACCEPTED** from Cllrs: Elliot Costa, Rochelle Hodds, Lisa Morgan Skingsley, Alana Aradeon, Lorraine Clarke, Tosin Amuludun

PL431/24 - OTHER ABSENCES

None

PL432/24 - DECLARATIONS OF INTEREST

None

PL433/24 - MINUTES

The minutes of the meetings held 27 January and 13th February 2025 were **AGREED**

PL434/24 - PUBLIC PARTICIPATION

The Chair brought forward item 13 (11, Chester Road, Chigwell, IG7 6AH) and a MOP spoke in support

A written submission for item 15 (140, Hainault Road, Chigwell, IG7 5DL) in favour was received and **NOTED** by Councillors

PL435/24 - [EPF/2466/24](#) - 11, Chester Road, Chigwell, IG7 6AH

Single storey part rear extension.

Councillors **NOTED** the comments of an MOP who spoke in support

Chigwell Parish Council:

NO OBJECTION

PL436/24 - [EPF/1910/24](#) - 62, Bracken Drive, Chigwell, IG7 5RD

Demolition of Existing house and Erection of a new Bungalow with Mansard roof and dormers

Chigwell Parish Council:

The Parish Council **OBJECTS** on the grounds of poor design, an overly bulky appearance and damaging to the host building

The Parish Council **OBJECTS** on the grounds of a loss of a bungalow

PL437/24 - [EPF/0181/25](#) - Claremont Place, 24 Brook Parade, High Road, Chigwell, IG7 6PF

External re-cladding works

Chigwell Parish Council:

NO OBJECTION

PL438/24 - [EPF/0206/25](#) - 1, Forest Lane, Chigwell, IG7 5AF

Construction of vehicular entrance gates, railings, proposed planting and associated works.

Chigwell Parish Council:

NO OBJECTION

PL439/24 - [EPF/0246/25](#) - 8, Coolgardie Avenue, Chigwell, IG7 5AU

Removal of existing front garden walls, construction of new walls and railings, with electronic gates with existing crossover and additional fence screens in rear garden.

Chigwell Parish Council:

The Parish Council **STRONGLY OBJECTS** on the grounds:

The relatively closed black metal gates provide a heavy quality to the front boundary both due to the materials and form. Overall, the proposal is considered at odds with the character and appearance of the setting where front boundaries are largely open or comprise low level walls and/or landscaping.

The proposal is considered to result in adverse harm to the general visual amenity and character and appearance of the streetscene

The proposal is likely to result in a negative visual impact due to its height and massing to neighbouring dwellings

The reduction in visibility splays afforded by proposed tall brick pillars and walls obscures visibility and is likely to result in harm to highway safety when exiting the site. The proposed gates are positioned an insufficient distance from the back edge of the footway to enable the safe use of the public footway when entering or leaving the site.

PL440/24 - [EPF/0253/25](#) - 26, Coolgardie Avenue, Chigwell, IG7 5AY

Single storey rear extension and internal alterations.

Chigwell Parish Council:

The Parish Council **OBJECTS** on the grounds it considers the previous reasons for refusal have not been satisfactorily met and the proposal will adversely impact on the light and amenity of no.24

PL441/24 - [EPF/0312/25](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Variation of Condition 4 of EPF/2437/24 (Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, Side & front extensions to First Floor, Erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations.)

Chigwell Parish Council:

NO OBJECTION

PL442/24 - [EPF/0268/25](#) - King William IV, High Road, Chigwell, IG7 6PJ

Various external works including festoon lighting and car park alterations at The King William IV, High Road, Chigwell, IG7 6PJ.

Chigwell Parish Council:

NO OBJECTION

PL443/24 - [EPF/0248/25](#) - 50 Sunnymede, Chigwell, IG7 6ES

Variation to Conditions 2 & 3 on Planning Permission EPF/0370/23 (Front porch replacement with additional storey front and rear and internal re-modelling works).

Chigwell Parish Council:

NO OBJECTION

The meeting was suspended while Cllr Ali left the room
Cllr Ali returned

PL444/24 - [EPF/0276/25](#) - 140, Hainault Road, Chigwell, IG7 5DL

Proposed first floor rear extension, roof extension and front remodelling.

Councillors **NOTED** a written statement in support from an MOP

Chigwell Parish Council:

NO OBJECTION

PL445/24 - [EPF/0180/25](#) - Ivandy, 1A Mount Pleasant Road, Chigwell, IG7 5EP

Deferred from 13 February

Prior approval for the construction of an additional storey to create 3 new bedrooms and 1 Bathroom.

Chigwell Parish Council:

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

The proposal departs from the established pattern of development and uniformity through the proposed addition of another storey and raising of the roof creating an incongruous feature in the streetscene. The proposal significantly affects the established pattern of development resulting in a dominating feature in the streetscape detrimental to the visual amenity and character and appearance of the locality.

The development is therefore contrary to Policy DM9 of the Council's adopted Local Plan which seeks to ensure that development is not harmful to the character and appearance of the surrounding locality.

The plans fail to demonstrate that the floor to ceiling height of any additional storey, measured internally, will not be more than 3m in height or higher than the floor to ceiling height, measured internally, of any storey of the principal part of the existing house (whichever is lower)

The application fails to include a report setting out the proposed hours of operation and how they intend to minimise any adverse impacts of noise, dust, vibration and traffic movements during the building works on occupiers of the building and neighbouring premises before commencing works given the potential impact on neighbours during the construction of the additional storeys and any engineering works to strengthen the building

The proposal will have an unacceptable impact on the amenity of neighbouring premises including loss of light

PL446/24 - [EPF/0270/25](#) - 13, Meadow Way, Chigwell, IG7 6LP

TPO/EPF/26/82 (Ref: T7)

T1: Horse Chestnut - Crown reduce by up to 2m, as specified.

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

PL447/24 - [EPF/0184/25](#) - Cedar Park, High Road, Chigwell, IG7 5AL

TPO/EPF/14/96

T0671 & T0688: 2 x Horse chestnut – Fell, as specified.

T0673, T0703, T0706 & T0711: 4 x Sycamore – Fell, as specified.

T0700 & T0717: 2 x Ash – Fell, as specified.

T0815: 1 x Elm – Fell, as specified.

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

PL448/24 - [EPF/0225/25](#) - Cedar Park, High Road, Chigwell, IG7 5AL

TPO/EPF/14/96

T0666, T0704, T0697: Holly - Coppice to a finish height of 0.5m, as specified.

T0682: Holly - Crown reduce in height by up to 2m, as specified.

T0605, T0608, T0609, T0611, T0612, T0613, T0614, T0615: Hybrid black Poplar - Pollard to previ

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 Approval of Details Reserved by A Condition.

PL449/24 - [EPF/0231/25](#) - 177 High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Conditions 10 privacy screens and 12 Ecological enhancement scheme of [EPF/2868/20](#) allowed on appeal (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure).

Chigwell Parish Council:

NO COMMENT

To **NOTE** and **COMMENT** if appropriate, Prior Notification Applications

PL450/24 - NONE

To **NOTE** and **COMMENT** if appropriate, Lawful Development Applications - 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 'Certificate of Lawful Existing Use or Development' (CLEUD) or a 'Certificate of Lawful Proposed Use or Development' (CLPUD)

PL451/24 - [EPF/0293/25](#) - 5, Parklands, Chigwell, IG7 6LW

Certificate of Lawful Development for proposed single storey side extension.

Chigwell Parish Council:

NO COMMENT

PL452/24 - [EPF/1880/24](#) - [AP-13467](#) - [APP/J1535/W/24/3357913](#) - Cornerways Turpins Lane Chigwell

The Committee **AGREED** to delegate authority to the Chair of Planning to draft and submit their objections to the appeal and provide a copy for them to **NOTE** at a future meeting.

PL453/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

None

PL454/24 - DATE OF THE NEXT MEETING

Thursday 13 March at 6.30pm

PL455/24 - EXCLUSION OF THE PUBLIC AND THE PRESS

The Committee **CONSIDERED** and **AGREED** the following motion to be proposed by the Chair:

"That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed."

PL456/24 - LEGAL MATTERS

The Chair confirmed the actions agreed at the last meeting were being undertaken and the draft documentation would be presented to Committee once completed by the relevant advisors

The meeting closed at 7.26pm