



MINUTES OF THE PLANNING COMMITTEE

Date: Monday 26 June 2023
Time: 6:30pm
Place of meeting: Chigwell Council Parish Offices, Hainault Road, Chigwell, IG7 6QZ
Members present:

Cllr Celina Jefcoate(Chair)
Cllr Rashni Chahal-Holden
Cllr Faiza Rivzi

Cllr. Elliot Costa (Vice Chair)
Cllr Rochelle Hodds
Cllr Naveed Akhtar#

MOP present: 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 a meeting would take place.

PL36/23 APOLOGIES FOR ABSENCE

Apologies were **RECEIVED** and **ACCEPTED** from Cllrs Gaffar, Phull, Skingsley-Morgan. No other apologies were received

PL37/23 DECLARATIONS OF INTEREST

Cllr Jefcoate declared an interest in item 6 on the grounds of knowing a neighbour. Cllrs Akhtar, Chahal Holden and Jefcoate declared an interest in items 26 and 27 on the basis their children had attended the school in question. All Councillors considered the interest to be non pecuniary and would remain in the meeting

PL38/23 MINUTES

The minutes of the meeting held 8 June 2023 were **APPROVED** and signed by the Chair

PL39/23 PUBLIC PARTICIPATION

A member of the public asked that Councillors meet with developers of the Chigwell Nursery site given the refusal at committee level. He was referred to the Probity in Planning document which can be found on the Parish Council website. This states any meeting with Councillors has to be arranged by officers.

The CRA supported a discussion if the proper process is followed.

Members of the public commented on various items as noted below

To **CONSIDER** the following applications, received for the weeks ending 2 June, 9 June and 16 June 2023

PL40/23 [EPF/1124/23](#) - 5 Chigwell Heights, 212 Manor Road, Chigwell, IG7 4FB

Proposed Balcony and 1 No rooflight

Chigwell Parish Council Comment: **NO OBJECTION**

PL41/23 [EPF/1128/23](#) - 33, Forest Lane, Chigwell, IG7 5AF

Variation of condition 2 plan numbers' of [EPF/0160/22](#) (Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers. Construction of vehicular entrance gates and railings).

CRA Objection: The CRA On grounds of overlooking and loss of privacy.

Chigwell Parish Council Comment: **STRONG OBJECTION** on the grounds of overlooking and the potential loss of amenity and privacy for neighbours. The Committee noted the property has not been built to the approved plans and is already in breach of condition 2. The applicant has not supplying any reasons or justification as to why the dwelling was not constructed to the previously approved plans as condition 2 required

#Cllr Akhtar left the meeting at 18.50pm

PL42/23 [EPF/1133/23](#) - 11, Turpins Lane, Chigwell, IG8 8AZ

Alterations to the existing dwelling including two-storey side and rear extensions and a roof conversion from hip to gable with dormer window to rear and small gable roof to bay window.

Chigwell Parish Council Comment: **NO OBJECTION**

PL43/23 [EPF/2242/22](#) - 30A, Manor Road, Chigwell, IG7 5PD

Proposed demolition of a detached single storey garage and the erection of a single storey side extension, single storey rear extension and basement conversion to the property. A hip-to-gable roof extension to the side of the property and the addition of a dormer window to the rear of the property.

Chigwell Parish Council Comment: The Council **OBJECTS** on the grounds raised by the Landscape Officer. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

PL44/23 [EPF/0990/23](#) - 59, Park View, Chigwell, IG7 5EF

Proposed loft conversion with front and rear dormer, floor plan redesign and all associated works at 59 Park View

Chigwell Parish Council Comment: **NO OBJECTION**

PL45/23 [EPF/1048/23](#) - 150, Trotwood, Chigwell, IG7 5JW

Chigwell Parish Council Comment: **NO OBJECTION**

PL46/23 [EPF/0596/23](#) - 5 Daleside Gardens, Chigwell, IG7 6PR

Retrospective approval for an outbuilding.

Chigwell Parish Council Comment: **NO OBJECTION**

PL47/23 [EPF/1122/23](#) - New Barns Farm, Roding Lane, Chigwell, IG7 6BJ

Grade II listed building application for 1) replacement and repair of first floor casement windows like for like basis, and 2) replacement and repair of top sash of first floor sash window on like for like basis. 3) Re-pointing on front ground and first floor aspect of house in lime mortar materials to improve air flow and breathability of brickwork . All measures recommended to improve the management of damp/humidity within the house.

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. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

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 its objections

PL48/23 [EPF/1204/23](#) - 3, Chigwell Rise, Chigwell, IG7 6AB

Plans to straighten the front posture of the house, by introducing a small front right extension and small front left-side extension to straighten to existing property depth. Followed by a new double gable end roof to match the existing rear extension.

Chigwell Parish Council Comment: **NO OBJECTION**

PL49/23 [EPF/1201/23](#) - 1, St Marys Way, Chigwell, IG7 5BX

Smooth white render to all elevations

Chigwell Parish Council Comment: **NO OBJECTION**

PL50/23 [EPF/1237/23](#) - The Canopy, 242 Lambourne End, Chigwell, IG7 6FA

Retrospective advertisement consent for two non illuminated advertisement boards.

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. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

PL51/23 [EPF/1166/23](#) - 60, Stradbroke Drive, Chigwell, IG7 5QZ

First floor loft extension.

Loft conversion with rear dormer and skylight.

Chigwell Parish Council Comment: The Council **OBJECTS** on the grounds raised by the Landscape Officer. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive its objections

PL52/23 [EPF/1264/23](#) - 18, Whitehall Close, Chigwell, IG7 6EQ

Single storey ground floor rear extension. two storey side and Part first floor rear extension including conversion of garage into a habitable room

Chigwell Parish Council Comment: **NO 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)

PL53/23 [EPF/1057/23](#) - 469, Copperfield, Chigwell, IG7 5NS

Certificate of lawful development for proposed change of use from C4 to C3 without planning permission

Chigwell Parish Council Comment: **NONE**

PL54/23 [EPF/1058/23](#) - 51, Lambourne Road, Chigwell, IG7 6EZ

Certificate of lawful development for proposed x 2 hip to gable ends and rear dormer in connection with a loft conversion.

Chigwell Parish Council Comment: **NONE**

PL55/23 [EPF/1215/23](#) - 51, St Marys Way, Chigwell, IG7 5BX

Certificate of Lawful Development application for proposed loft dormer.

Chigwell Parish Council Comment: **NONE**

PL56/23 [EPF/1052/23](#) - 9, Lee Grove, Chigwell, IG7 6AD

Certificate of lawful development for a proposed garden room.

Chigwell Parish Council Comment: Considers the application **UNLAWFUL** on the grounds of height, mass and volume of the proposal. If officers are minded to issue the certificate the Parish Council request a condition is applied to any permission that forbids the occupation of the building overnight or any use other than that of being ancillary to the main dwelling

PL57/23 EPF/1167/23 - 60, Stradbroke Drive, Chigwell, IG7 5QZ

Certificate of Lawful Development for proposed rear outbuilding.

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

PL58/23 [EPF/1117/23](#) - 78 Bracken Drive, Chigwell, IG7 5RD

Approval of Details Reserved by Conditions 5 'Landscaping and 7 'Arboricultural Impact Assessment' of EPF/2132/19 (New detached single-family dwelling to replace existing bungalow)

Chigwell Parish Council Comment: The Council consider these conditions cannot be approved and should be **REFUSED** on the grounds raised by the Landscape Officer. The Committee noted it was disappointed that works have been carried out without prior approval and ask that it is established if there are any grounds for enforcement

PL59/23 [EPF/1175/23](#) - 105, Manor Road, Chigwell, IG7 5PN

Approval of details reserved by condition 12 (EVCP) and 13 (Superfast Broadband) for 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).

Chigwell Parish Council Comment: **NONE**

PL60/23 [EPF/1144/23](#) - 89, Manor Road, Chigwell, IG7 5PN

Application for approval of details reserved by condition 4 'Foul and Surface Water' and condition 6 'Hard and Soft Landscaping' on planning permission EPF/1174/21 (Demolish existing bungalow and construction of new dwelling)

Chigwell Parish Council Comment: The Parish support the Landscape Officer's concerns and consider the application should **REFUSED** in its current form

PL61/23 [EPF/1109/23](#) - Chigwell School, 133 High Road, Chigwell, IG7 6QF

Application for approval of details reserved by condition 20 'Community Use' on planning permission EPF/0417/21 (Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal vehicle pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works

Chigwell Parish Council Comment: **NONE**

PL62/23 [EPF/1258/23](#) - 133, Chigwell School, High Road, Chigwell, IG7 6QF

Application for approval of details reserved by condition 18 'Bird Box Locations' on planning permission EPF/0417/21 (Demolition of existing sports hall, gym and workshop building and construction of a new sports centre (including ancillary sub-station building), relocation of existing floodlit tennis courts, reconfigurations to car parking and internal

vehicle pedestrian routes, including relocation of existing security hut, and associated hard and soft landscaping works)

Chigwell Parish Council Comment: **NONE**

PL63/23 [EPF/1258/23](#) - 12 High Elms, Chigwell, IG7 6NF

Application for approval of details reserved by condition 3 'Materials', condition 5 'Hard and Soft Landscaping', condition 7 'Flood risk Assessment', condition 9 'Surface Water disposal', condition 12 'EVCP', condition 13 'Construction Method Statement',

Chigwell Parish Council Comment: It was **AGREED** the details should **NOT** be approved without the review by the Listed Building Officer, given the proposed site is adjacent to a listed wall and the proximity of a listed building.

To **NOTE** and **COMMENT** if appropriate, the following **Prior Approval** applications. Prior approval is a formal submission to the local planning authority and the purpose of it is to seek confirmation that specified parts of a development are acceptable, before work can commence.

PL64/23 [EPF/1181/23](#) - 594, Limes Avenue, Chigwell, IG7 5NX

Prior approval Part 1 Class A.1(ea): Larger home extension

Prior approval for the demolish the existing outbuilding and build a ground floor single storey rear extension, 6.00 metres deep, height to eaves 3.00 metres and maximum height 3.00 metres.

Chigwell Parish Council Comment: **NONE**

To **NOTE** and **COMMENT** if appropriate, the following **APPEAL** submissions. The Council's existing comments will be noted by the Inspectorate and the Council may wish to make additional comments on any appeal

PL65/23 [AP-13179](#) - 1 Grange Crescent Chigwell IG7 5JB (appeal against the refusal of Planning Application EPF/2954/21)

Application for variation of condition 2 for EPF/2061/20 (double side, double rear extension with alteration to roof

The submission to the Planning Inspectorate was **APPROVED**

PL66/23 [AP-13152](#) - Land Adjoining 33 Maypole Drive, Chigwell, Essex, IG7 6DE (appeal against the refusal of Planning Application EPF/1229/22)

Construction of x 1 no. 3 bedroom bungalow on vacant plot of land adjacent to 33 Maypole Drive.

It was **AGREED** that authority was delegated to the Chair to draft comments detailing the Parish's submission to the Planning Inspectorate which would be provided to the Council for information

PL67/23 APPEAL COMMENTS

The proposed comments for 1 Grange Crescent and 26 Grange Crescent were **APPROVED**

PL68/23 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 she had attended Plan South to speak in objection to application no: and that it had been refused. The Chair noted that the Parish had been asked to clarify with the Local Plan Inspector when he considered the site was removed from Green Belt as the Local Plan never indicated it was in Green Belt.

It was noted the next Plan South meeting was 19th July and there may be Chigwell sites

PL69/23 DATE OF THE NEXT MEETING

13 July 2023 at 7.30 pm

The meeting closed at 7.29pm

APPENDIX 2

EFDC Householder & Other Minor Applications Check List

Application Details & Constraints					
Case Ref:	EPF/0499/23		PL No:	031060	
Site Address:	33 Forest Lane, Chigwell, IG7 5AF				
Proposal:	Variation to condition 5 'Access to flat roof' on planning approval EPF/0160/22 (Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers Construction of vehicular entrance gates and railings)				
Green Belt	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	TPO* Adjacent on third party land.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Conservation Area	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Heritage Asset (Listed)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flood Zone	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Enforcement	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Representations					
Town/Parish Council Comments, if any:					
<div style="display: flex; justify-content: space-between;"> Objection <input type="checkbox"/> No Objection <input type="checkbox"/> Comment <input type="checkbox"/> None Received <input checked="" type="checkbox"/> </div>					
Neighbour Responses, if any:		<p>2 Objections returned. Summarised as:</p> <ol style="list-style-type: none"> 1. 31 Forest Lane – strongly objects with the implemented variation from the approved plans, results in acute overlooking, loss of privacy, noise from the balcony/terrace, light pollution into 3 rear bedrooms from balcony lights, negative sense of enclosure. 2. 33 Forest Lane – discomfort from being watched, overlooking into the lounge, kitchen, bedroom, patio area. Loss of light and overshadowing. 			
Planning Considerations					

EFDC Householder & Other Minor Applications Check List

Character and Appearance:

The application site is a traditional larger style, two/three storey detached dwelling house with private gated front drive/landscaping, integrated garage and large rear amenity space. The site lies on the west side of Forest Lane, Chigwell. Surrounding area is characterised by its larger style gated dwellings, landscaping, grass verges and mature street trees using a mix of materials. A tree protected with a Tree Preservation Order (TPO) is located to the front of the dwelling on third party land.

The applicant seeks to vary condition 5 of approved planning permission for application reference EPF/0160/22. Condition 5 restricts the use of the flat roof for maintenance or emergency purposes only and not be used as a seating area, roof garden, terrace, patio, or similar amenity area to safeguard the privacy of adjacent properties.

The proposed development comprises the installation of 2 x glazed obscured satin acid etch screens on either side of the flat roof adjacent to no. 31 (north) and adjacent to no. 35 (south). The flat roof with false pitch to the rear ground floor extension forms a walkway along the width of the dwelling to the first floor and falls within the definition of a terrace (*'a relatively level paved or planted area adjoining a building or a flat roof or open platform'*) rather than a balcony. It is not possible to measure the dimensions of the terrace from the drawings supplied as both accompanying plans (04 Rev A and 05 Rev B) are not to scale. The proposed terrace is of a large scale consuming the width of the dwelling with a walkable platform, neither of which apply to the neighbouring balconies therefore they are not directly comparable. The proposed screening to the sides of the terrace provides inadequate protection against harmful levels of overlooking directly onto the private amenity space of neighbouring dwellings. The proposed variation of condition 5 is therefore not supported.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Neighbouring Amenities:

7 adjacent neighbours were consulted during public consultation returning 2 objections. The proposal directly contributes to unacceptable levels of overlooking and loss of privacy to both adjacent neighbours at no.'s 31 and 35. The proposed screening is inadequate protection against this identified harm and further screening via tall trees to boundary treatment does not exist on either the north or south shared boundaries. The proposal is therefore considered to have a detrimental affect on neighbour amenity and is not supported.

Acceptable	<input type="checkbox"/>	Unacceptable	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
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Green Belt:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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Highway Safety/Parking:

Acceptable	<input type="checkbox"/>	Unacceptable	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
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EFDC Householder & Other Minor Applications Check List

Trees and Landscaping:		
Acceptable <input type="checkbox"/>	Unacceptable <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Comments on Representations, if any:		
<p>Additional Notes:</p> <p>The proposal is partly retrospective in nature. Plans for EPF/0160/22 have already been varied by way of 3 x patio doors to first floor rear elevations leading onto the terrace where 3 x windows had been approved.</p> <p><i>Previous Planning History</i></p> <p><u>EPF/0160/22</u> - Two storey side, part two storey rear and part single storey rear extension. Single storey front extension. Raising of the roof, installation of front, rear and side dormers. Construction of vehicular entrance gates and railings. 21/01/2022 Approve with Conditions.</p> <p><u>EPF/1216/22</u> - Application for Approval of Details Reserved by Conditions 4"details of surface water disposal" & 7"full details of both hard and soft landscape works (including tree planting) and implementation programme" for EPF/0160/22. (Two storey side, part two storey rear and part single storey rear extension. Single storey front extension). Raising of the roof, installation of front, rear and side dormers. Construction of vehicular entrance gates and railings. 25/05/2022. Approve.</p> <p><u>EPF/2431/21</u> - Proposed ground and first floor extension with loft conversion, dormers to front elevation, proposed drive and boundary fence. 07/09/2021 Withdrawn.</p> <p><i>Conclusion and Recommendation</i></p> <p>The proposed variation of condition 5 will have a material impact on neighbour amenity resulting in detrimental levels of overlooking and loss of privacy. The proposal is therefore not supported. The application is recommended for refusal and an Enforcement Notice must be issued with immediate effect.</p>		
Officer Recommendation:	Approve <input type="checkbox"/>	Refuse <input checked="" type="checkbox"/>

APPENDIX 3

EPF/0648/22

Grove Cottage, Grove Lane, Chigwell, Essex, IG7 6JD

Description of Site:

The application site is single dwelling located on the east side of Grove Lane within the built up area of Chigwell Row. The site fronts onto the Green Belt and the rear part of the rear garden is within the Green Belt. An existing outbuilding is situated within the rear garden. The site is not within a Conservation Area.

Description of Proposal:

The application seeks consent for the extension of an existing outbuilding (located within the part of the garden designated as Green Belt) to accommodate two offices and a gym area. The existing building will be extended to the side by 10.6m, with the extension element extending 4.7m deep, and extending to the rear of the existing building by 0.8m. The proposal will be finished with a pitched roof to a height above 4m.

Relevant History:

None Relevant

Policies Applied:

Local Plan (1998) and Alterations (2006)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP2 – Protecting the quality of the Rural and Built Environment
DBE2 - Effect on neighbouring properties
GB2A – Development in the Green Belt
GB7A – Conspicuous development in the Green Belt

Epping Forest District Local Plan (Submission Version) 2017

Policy		Weight
DM4	Green Belt	Significant
DM9	High Quality Design	Significant

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 4

WOODBINE, GROVE LANE – Comment – There are a number of trees near the site that have not been mentioned.

CHIGWELL RESIDENTS ASSOCIATION – Comment – minor concern, loss of garden space, visual impact, not harmful to GB.

APPENDIX 3

CHIGWELL PARISH COUNCIL: OBJECTION

The council objects to applications which may result in inappropriate development or harm to the Green Belt. However, if the District landscape and planning officers consider this application acceptable, whether with amendments or not, then the council waive its objections. The Council considered that this application may not be in line with the NPPF and SVLP, both of which state that any replacement building in GB should be of similar size.

Main Issues and Considerations:

Green Belt

The site where the existing outbuilding is located and to be extended is wholly within the Metropolitan Green Belt, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and substantial weight should be given to that harm. Exceptions to inappropriate development include extensions to buildings within the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building.

This proposal is clearly disproportionate to the size of the original building and therefore not in compliance with exception within the NPPF. No very special circumstances have been put forward to outweigh any harm to the Green Belt.

Design

The design is typical of a large outbuilding although a little unusual with the small flat roof area to the rear not so poor to justify a refusal.

Impact on Amenity

The proposal is along the rear boundary of The Bramlins which has a long rear garden. Although it is along this rear boundary, it is fairly low at this point due to the flat roof and hips away from the boundary and therefore it is not considered to result in a significant harm to neighbouring amenity.

Conclusion:

Given the above discussion, it is recommended that planning permission is **refused**.



APPEAL COMMENTS OF THE PLANNING COMMITTEE

Approved: 13 July 2023

[AP-13152](#) - Land Adjoining 33 Maypole Drive, Chigwell, Essex, IG7 6DE (appeal against the refusal of Planning Application EPF/1229/22)

Construction of x1 no. 3 bedroom bungalow on vacant plot of land adjacent to 33 Maypole Drive.

The Council, having considered the appellant's comments does not consider sufficient evidence is provided to grant this appeal.

The Parish Council agree that their previous concerns and those of Epping Forest Council have not been properly addressed by the application and as such, permission would have been refused for this application.

The Parish Council supports the officers' concerns about garden grabbing and disagrees with the appellant's claim that this land currently serves no useful purpose.

The Parish Council is aware from residents of the existing issues with parking in this area and considers this proposal would add to the existing problems and thus adversely impact both the neighbours and any future occupants