



**MINUTES
PLANNING COMMITTEE**

Date: Thursday 21 December 2023

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate(Chair)
Cllr Rochelle Hodds
Cllr Renu Phull

Cllr Syed Raza
Cllr Lisa Skingsley Morgan

Members of the public present:

Two

PL314/23 - APOLOGIES FOR ABSENCE

Apologies were **ACCEPTED** from Cllrs; Chahal Holden, Akhtar, Gaffar, Costa, Rizvi

PL315/23 - DECLARATIONS OF INTEREST

Cllr Jefcoate declared a personal interest that would not impact on any decision in items 6 due to knowing the architect. Cllr Raza declared a personal interest that would not impact on any decision in item 14 due to it being a nearby property

PL316/23 - MINUTES

The minutes of the meeting held 7 December 2023 were **APPROVED**

PL317/23 - PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

To **CONSIDER** the following applications, received for the weeks ending 1 December (responses due to EFDC by Monday 25 December) and 8 December 2023 (responses due to EFDC by Monday 1 January)

PL318/23 - [EPF/1129/23](#) - 8, Lyndhurst Rise, Chigwell, IG7 5BA

Demolition of existing dwelling and erection of 2 x 4 bedrooms semi-detached dwelling houses.

Chigwell Parish Council Comment:

The Council **OBJECTS** to new development that 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. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

PL319/23 - [EPF/1391/23](#) - Land to the East of Gravel Lane, Chigwell , IG7 6BZ

Demolition of existing equestrian structures. Construction of replacement 'American Style' barn, and menage.

Chigwell Parish Council comment:

The Council considers the replacement buildings substantially larger than those they replace and therefore inappropriate as it will impact on the openness of the development. 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.

The Parish further noted the refusal of a lawful development certificate EPF/2352/22 for the existing building for equestrian use

PL320/23 - [EPF/1849/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

A new electrical sub station to serve the new dwelling house granted planning permission Ref [EPF/2719/21](#) on 02/12/2022

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 this objection

PL321/23 - [EPF/1864/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

A new entrance gate and walls, with a delivery hut and an administration office hut attached, and a separate small security hut situated midway between the new gates and the main house. To serve the new dwelling house granted planning permission, Ref [EPF/2719/21](#) on 02/12/2022.

Chigwell Parish Council comment:

The Council considers this inappropriate development in Green Belt by nature of the size, mass and impact on the openness. 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.

PL322/23 - [EPF/2374/23](#) - 33, Oak Lodge Avenue, Chigwell, IG7 5JA

Conversion of garage into habitable room, erection of front porch, two storey side, single storey rear part first floor rear extension.

Parish Council comment:

The Parish Council **OBJECTS** on the grounds the submitted plans are not accurate and do not reflect the existing planning approved under EPF/2155/22. There are further concerns regarding the possible impact of the proposal on protected trees.

PL323/23 - [EPF/2584/23](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Single storey side and rear extension.

Parish Council comment:

No objection

PL324/23 - [EPF/2579/23](#) - Shell - Bald Hind Garage, 124 Manor Road, Chigwell, IG7 5PP

Installation of EVC hub and associated works

Chigwell Parish Council comment:

No objection

PL325/23 - [EPF/2592/23](#) - 38, Retreat Way, Chigwell, IG7 6EL

Demolition of existing conservatory and the construction of new single storey rear and part side extension.

Chigwell Parish Council comment:

The Parish **OBJECTS** on the grounds the proposal is less than 1m from the boundary to the adjacent property. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

PL326/23 - [EPF/2605/23](#) - 157, Lambourne Road, Chigwell, IG7 6EJ

Variation to condition 2 'plan no's' on planning permission [EPF/1903/23](#) (New roof with gable ends with ridge height at the original house ridge level. three roof Velux type windows inserted in pitched roof two facing front one facing rear garden Rear extension footprint and two storey side extension will remain as it was approved previously see decision ref:[EPF/0427/23](#) dated:2 May 2023 now with introduction of new roofs. Renovation of existing fence and gate height max 2.0m along Whitehall Close)

Chigwell Parish Council comment:

No objection

PL327/23 - [EPF/2616/23](#) - 28, Barnaby Way, Chigwell, IG7 6NZ

Single storey / double storey rear first floor extension and two roof lights on the rear of the property.

Parish Council comment:

The Council **OBJECTS** on the grounds, given the lack of Refurb and Extensions Sustainability Checklist, the proposal fails to evidence it will 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. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

There are further concerns regarding the possible impact of the proposal on protected trees and noted the absence of an arboreal report. The Parish requested the Tree and Landscape Officer review this application

PL328/23 - [EPF/2633/23](#) - 12, Emmaus Way, Chigwell, IG7 5BY

TPO/EPF/11/11

T1: Oak - Crown reduce by up to 3m, 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

PL329/23 - [EPF/2562/23](#) - 23, Chester Road, Chigwell, IG7 6AH

Certificate of lawful development for a Proposed rear outbuilding: 5.3m (width) x 7.0m (length) x 2.5m (height) which meets the guidelines set forth in the General Permitted Development Order 2015 Schedule 2: Part 1, Class E: Outbuildings.

Chigwell Parish Council Comment:

No Comment

PL330/23 - [EPF/2613/23](#) - 105, Manor Road, Chigwell, IG7 5PN

Application for approval of details reserved by condition 4'Materials', condition 8'Landscaping', condition 10'Wheel Washing' on planning permission 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:

No Comment

PL331/23 - [EPF/2620/23](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Application for approval of details reserved by condition 4 'Surface Water' and condition 6 'Hard and Soft Landscaping' on planning permission [EPF/2719/21](#) (Demolition of an existing house, pool house & garage with other outbuildings & erection of a replacement 14 bedroom two storey dwelling & garages)

Chigwell Parish Council Comment:

No Comment

PL332/23 - [EPF/2649/23](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED

Application for approval of details reserved by below conditions attached to 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);

Condition 4 - Bat Mitigation and Compensation Strategy

Condition 6 - Surface water disposal

Condition 9 - Hard and Soft Landscaping

Condition 10 - External finishes

Condition 12 - Working Method Statement in relation to Amphibians, Reptiles or Doormice

Condition 13 - Refuse/Recycling and Cycle Storage

Condition 14 - Bat Lighting Design Strategy

Condition 19 - SuDs Maintenance Plan

Chigwell Parish Council Comment:

The Parish noted the lack of supporting evidence to demonstrate compliance with condition 4

PL333/23 APPEALS RECEIVED - None

PL334/23 - [EPF/0919/21](#) Conder Building and Car Park, 323 High Street, Epping and [EPF/0917/21](#) - Land at St John's Road, Epping

The Chair of Planning reported that as per appendix 3, although a request was made in line with EFDC Constitution, the Chair of the District Council, Cllr Darshan Sunger, refused Chigwell Parish's request to address Full Council regarding the removal and reduction of affordable housing from planning applications by Qualis, a company wholly owned and funded by EFDC. The Chair reported that the Local Plan identified 11,440 would be built, of which 25% would be affordable. EFDC had delivered only 19 affordable housing units across all of Epping Forest since 2019 and this significant under delivery against the targets the Local Plan could adversely impact not only Chigwell but all areas in the district.

The Parish Planning committee re-stated its commitment that it could not support any planning application in Chigwell coming before it that fails to contain the amount of affordable housing units that the Local Plan requires. It was noted the absence of the EFDC independent assessment of the

viabilities statements would be raised with ECC legal department as part of their sign off procedure. The matter of the previously requested meeting with Nigel Richardson was raised and the Chair confirmed requested for the meeting had been made and she had been advised it could not take place until the New Year

PL335/23 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

The matter of the Volvo garage application and the misrepresentation made to EFDC Full Council by Cllr Nigel Bedford that EFDC had objected to this application on the grounds of a lack of affordable housing was raised. The Chair directed members to the correspondence sent from the Parish to the Councillor in question and confirmed it would be published with the minutes. Councillors agreed it was not acceptable that this misrepresentation took place and asked what action could be taken. The Chair was asked to look into it further and the matter of the lack of transparency over officers' advice on the night of the Plan South meeting for a previous proposal at Grange Farm that again lacked affordable housing. The Chair of Planning was asked to look into the possibility of escalating the matter at a higher level of government

PL336/23 - DATE OF THE NEXT MEETING

The scheduled date of the next meeting is Thursday 11 January

From: Councillor C.JEFCOATE

<CllrCJefcoate@chigwellparishcouncil.gov.uk>

Sent: 20 December 2023 7:49 PM

To: cllr.nbedford@eppingforestdc.gov.uk

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Cc: Olga Linkeviciene

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Subject: EPF/2868/20 - THE "VOLVO" SITE

Dear Cllr Bedford

As Chair of Planning at Chigwell it falls to me to correct the misinformation given to Full Council on Tuesday night regarding the Volvo garage site in Chigwell. You mistakenly asserted to Councillors and the public that EFDC objected to the above application on the grounds of a lack of affordable housing.

The Decision Notice issued by EFDC on 6th October 2021 makes it clear you mis-spoke.

Chigwell Parish Council strongly objected on the grounds of a lack of affordable housing and it remains a great disappointment to both us and many residents that Epping Forest District Council did not choose to do so. This was despite the Council's independent advisor indicating that marginal changes in line with government policy would make the provision of affordable housing viable and the Council's own affordable housing Officer recommending refusal on the grounds the proposal was not policy compliant.

I attended the appeal hearing to speak in opposition and it was clear the chances of success were significantly reduced by EFDC's very limited reasons given for refusal

and the lack of evidence submitted at appeal. This was compounded by EFDC's perceived failure to robustly push back on the applicant's viability statements' methodology and conclusions using their own independent advisor's findings and recommendations.

The Council has only delivered a total of 19 affordable units in the last four years and this record does little to persuade residents that the current District Council has a sufficiently serious commitment to ensuring affordable housing is built in our area.

Your mis-speak on Tuesday, which is easily and immediately recognised as incorrect by the numerous Chigwell residents and Councillors with any interest or engagement in this application, unfortunately risks further undermining the credibility of the Council.

Yours

Cllr Jefcoate

Councillor Celina Jefcoate
Chair of Finance and Governance
Chair of Planning

Office tel: 020 8501 4275

www.chigwellparishcouncil.gov.uk



Chigwell Parish Council
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