



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 12 December 2024

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate (Chair)

Cllr Faiza Rivzi

Cllr Tosin Amuludun #

Cllr. Elliot Costa (Vice Chair)

Cllr.Osman Ali

Members of the public present:

4 #

# 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.

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

### **PL308/24 - APOLOGIES FOR ABSENCE**

Apologies were **ACCEPTED** from Cllrs: Rochelle Hodd, Lisa Morgan Skingsley, Lorraine Clarke, Debby Rye

### **PL309/24 - OTHER ABSENCES**

Cllr Alana Aradeon

### **PL310/24 - DECLARATIONS OF INTEREST**

Cllr Jefcoate declared a personal interest in items 8 (233 Fencepiece Road) and 17 (5 Coolgardie Ave) on the grounds of knowing the architect. She deemed it would not influence her decision and she would remain in the meeting.

## PL311/24 - MINUTES

The minutes of the meeting held 21 November 2024 were **AGREED**

## PL312/24 - PUBLIC PARTICIPATION

A MOP raised the matter of two non-working lamp posts at 100 and 104-106 Manor Road. They were advised to report to ECC using the online portal and provide county and District Councillors with the report number so it can be followed up, copying in the Parish.

The order of the agenda was amended to allow for two MOP to speak regarding applications

The following applications received for the weeks ending 15th, 22nd and 29th November 2024 were **CONSIDERED**

### PL313/24 - [EPF/2325/24](#) - 24, Lambourne Crescent, Chigwell, IG7 6EY

Two storey extension to front of property and loft conversion at rear. New double-glazed windows and folding glass doors to rear elevation. Demolition of rear attached out-house.

A MOP spoke in objection and two written objections were received

Should officers be minded to recommend approval, please take this as notification that the Parish Council wish to speak to make representations of their objections to the relevant Planning Committee, A or B

Chigwell Parish Council:

The Council **OBJECTS** to the application on the grounds:

The proposal is considered overbearing and harmful to the local character in terms of mass, volume and design **and so the proposal is contrary to the requirements of Policy DM9**

The proposal will impact on the neighbouring properties due to overlooking **and so the proposal is contrary to the requirements of Policy DM9**

The proposal is an over intensification of the existing dwelling contrary to the character of the area **and so the proposal is contrary to the requirements of Policy DM9**

The application site is a semi-detached property and the proposal is considered to be of poor design due to the visual conflict with the adjoining property that would result **and so the proposal is contrary to the requirements of Policy DM9** and the NPPF

The proposal fails to demonstrate adequate compliance with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and therefore it cannot be evidenced the proposal makes sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050.

### PL314/24 - [EPF/2247/24](#) - 21, Tomswood Road, Chigwell, IG7 5QP

Proposed front and side extensions to include loft conversion and internal reconfiguration.

A MOP (the applicant's agent) spoke in support

Chigwell Parish Council:

**NO OBJECTION**

**PL315/24 - [EPF/2280/24](#) - 59, Lechmere Avenue, Chigwell, IG7 5HA**

Proposed erection of 2 no. 4-bedroom houses. Demolition of existing house.

Chigwell Parish Council:

The Council **OBJECTS** to the application on the grounds:

The proposal has failed to adequately address the reasons for previous refusal, namely the height of the proposal which appears in some of the elevations to remain at the same height to no: 57 despite the contour of the site and claims the height has been reduced. The plans fail to show uniform heights of the proposal throughout and the visual impact of the proposal from Broadhurst Gardens remains unacceptable **and so the proposal is contrary to the requirements of Policy DM9**

**PL365/24 - [EPF/1200/24](#) - 14, Brook Way, Chigwell, IG7 6AW**

Erection of new replacement dwelling and garage outbuilding with associated external works; following demolition of the existing dwelling and garages.

Should officers be minded to recommend approval, please take this as notification that the Parish Council wish to speak to make representations of their objections to the relevant Planning Committee, A or B

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** to the application on the grounds:

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

**PL317/24 - [EPF/2329/24](#) - 233, Fencepiece Road, Chigwell, IG7 5EB**

Variation of condition 2 'Plan no's' on planning permission EPF/2447/23 (Demolition of two semi-detached dwellings and replacement with 6 apartments).

Should officers be minded to recommend approval, please take this as notification that the Parish Council wish to speak to make representations of their objections to the relevant Planning Committee, A or B

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** to the application on the grounds:

The application form states “We wish to present the project as a car-free scheme with minimal on-site parking (2 x disabled)”. This is clearly an alteration of the description of the previously approved proposal and as such the Parish consider the proposed changes are a material amendment and a complete new planning application is required.

The proposal that residents will use the “ample on-street parking” has the potential to adversely impact on the amenity of neighbours and as such the Parish consider the proposed changes are a material amendment and a complete new planning application is required.

Notwithstanding the Parish’s belief the proposed changes are a material amendment, objections to the proposal were raised as follows:

The applicant is now presenting the project as “car-free” but has failed to evidence how that will be enforced. The proposal does not demonstrate it will mitigate the impact on on-street parking provision within the locality and and so the proposal is contrary to the requirements of Policy T1 E (iv)

The Design and Access statement incorrectly describes the application site as being “in a highly sustainable yet Green Belt adjacent location” and “very close to and within immediate walking distance of shops, schools, public transport”. Neither of these statements is correct.

Section 2.5 of the Essex Parking Standards (EEC 2009 Standards) note that the main urban areas are defined as those having frequent and extensive public transport and cycling and walking links, accessing education, healthcare, food shopping and employment. Epping Forest, as the parking authority, are asked to take into account when making a decision that the proposal does not comply with Essex Parking Standards

Policy T1 E (iv) states that car free developments will be supported in sustainable locations. 3.95 of the Local Plan consider that car free parking may be considered in “Town Centres or similar sustainable locations”. Unlike the designated Town Centres of Epping and Loughton or the designated district centres of Buckhurst Hill, Loughton Broadway and Waltham Abbey, Chigwell and Grange Hill do not have frequent and extensive public transport, there are no cycle links, no GP surgery and no supermarket. The adopted Local Plan defines Chigwell as a large village. The Local Plan does not propose Car Free or Reduced Parking developments in large villages. Epping Forest, as the parking authority, are asked to take into account when making a decision that the proposal is contrary to the requirements of Policy T1 E (iv)

**PL318/24 - [EPF/1766/24](#) - 25, Murtwell Drive, Chigwell, IG7 5ED**

Ground floor rear extension, first floor side extension and loft conversion for an existing HMO property to achieve 3 no. additional rooms, resulting in a total of 9 no. HMO rooms, with existing parking area and proposed bike & bin storage.

Chigwell Parish Council:

The Council **OBJECTS** to the application on the grounds:

The Council expects householder applications to demonstrate they 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 make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

**PL319/24 - [EPF/2224/24](#) - 159A, Manor Road, Chigwell, IG7 5QA**

Proposed conversion of existing maisonette flat into No 2 Self contained studio apartments.

Chigwell Parish Council:

**NO OBJECTION** although the committee noted a concern regarding access and parking and the possible adverse impact on on-street parking. The Council further **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

**PL320/24 - [EPF/2043/24](#) - Langold, 146 High Road, Chigwell, IG7 5BQ**

Demolition of existing dwelling and a proposed replacement detached dwelling.

Chigwell Parish Council:

The Council has a **HOLDING OBJECTION** to the application on the grounds:

Insufficient information has been provided to enable an informed decision to be made. Should the arboricultural report be made publicly available the Parish request they are re-consulted

The Committee **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

**PL321/24 - [EPF/2189/24](#) - 263, Fencepiece Road, Chigwell, IG7 5DR**

Ground floor front, ground floor rear infill, first floor rear extension with internal alterations, 2 new skylights on the ground floor rear extension and erection of an outbuilding used as a gym with rear garden paving.

Chigwell Parish Council:

The Council **NOTED** with disappointment the removal of the heat pumps from the proposal following the previous refusal. The Council expects householder applications to demonstrate they 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 make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council,

therefore, **OBJECTS** to this application. If however 3 x heat pumps plus appropriate mitigation of any identified noise impact are reintroduced, then the council is willing to waive this objection

**PL322/24 - [EPF/2229/24](#) - 80, Bracken Drive, Chigwell, IG7 5RD**

Single ground floor front and rear extension including front porch and rear roof extension with front and rear dormer windows Velux window to the sides.

Chigwell Parish Council:

**NO OBJECTION**

**PL323/24 - [EPF/2238/24](#) - 26, Coolgardie Avenue, Chigwell, IG7 5AY**

Double storey rear extension and internal alterations

Chigwell Parish Council:

**NO OBJECTION** although the Council **NOTED** with disappointment 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

**PL324/24 - [EPF/2241/24](#) - 13, Whitehall Close, Chigwell, IG7 6EQ**

Double storey side extension.

Chigwell Parish Council:

The Council **OBJECTS** to the application on the grounds:

The side extension is stepped back from the principle elevation. The size of the extension and overall appearance reads as a separate dwelling in the street scene, is of poor design and as a consequence, impacts the primacy of the host dwelling.

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

**PL325/24 - [EPF/2265/24](#) - 23, Chester Road, Chigwell, IG7 6AH**

Installation of front garden electronic metal boundary gates, with brick pillars to match existing, and a low brick wall along the boundary.

Chigwell Parish Council:

The Council **OBJECTS** to the application on the grounds

The proposal may impact visibility, cause harm to the local amenity and is not in keeping with the immediate area

The planning statement refers to a recent approval at number 37 Chester Road EPF/1881/24, claiming this consent was for a similar proposal description. However, 37 Chester Road is a significantly different design of property, being a semi detached and some distance away. The Parish considers EPF/1881/24 may not be valid due to possible errors in the site description and address.

**PL326/24 - [EPF/2266/24](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU**

Two storey side extension with corresponding hipped roof extension and single storey bayed extension to front. Chigwell Parish Council:

The Council has a **HOLDING OBJECTION** to the application on the grounds:

No plans have been provided regarding the proposal. Should these be made available the parish request the opportunity to reconsult

**PL327/24 - [EPF/2268/24](#) - 390, Fencepiece Road, Chigwell, IG7 5DY**

Demolish Garage and construct double storey side extension.

Chigwell Parish Council:

The Council **OBJECTS** to the application on the grounds:

The side extension is stepped back from the principle elevation. The size of the extension and overall appearance reads as a separate dwelling in the street scene and is of poor design and as a consequence, impacts the primacy of the host dwelling.

**PL328/24 - [EPF/2311/24](#) - 75, Hainault Road, Chigwell, IG7 5DL**

Part single storey front infill extension with porch. Part single storey rear extension with lantern roof window.

Chigwell Parish Council:

**NO OBJECTION**

**PL329/24 - [EPF/2259/24](#) - 24 Chigwell Grange, High Road, Chigwell, IG7 6BF**

TPO/EPF/09/12 (Ref: T5)

T1: Oak - Crown reduce by up to 2.5m, as specified. Selective prune of split limb to growth point, 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

**PL330/24 - [EPF/2289/24](#) - 21, Retreat Way, Chigwell, IG7 6EL**

TPO/EPF/18/88 (Ref: W1)

T1: Ash - Crown reduce height by up to 3m and spread 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

The committee **NOTED** and **COMMENTED** if appropriate, the following Approval of Details Reserved by A Condition.

**PL331/24 - [EPF/2281/24](#) - 50, Forest Lane, Chigwell, IG7 5AE**

Application for approval of details reserved by condition 10 'Hard and Soft Landscaping' on planning permission EPF/0734/24 (Proposed extensions & alterations to existing dwelling house. Similar schemes previously approved schemes under planning reference EPF/2574/21 & EPF/0708/22. This revised scheme looks to retain existing structural elements (where possible) and extend upon them rather than a complete re-build. Furthermore this revised scheme removes the basement element).

Chigwell Parish Council:

**NO COMMENT**

The committee **NOTED** and **COMMENTED** if appropriate, the following Prior Notification Applications

**PL332/24 - NONE**

The committee **NOTED** and **COMMENTED** if appropriate, the following Lawful Development Applications

**PL333/24 - [EPF/2228/24](#) - 18A, Sylvan Way, Chigwell, IG7 4QB**

Certificate of lawful development for a proposed conversion of garage to a games room

Chigwell Parish Council:

**NO COMMENT**

**PL334/24 - [EPF/2285/24](#) - 50, Hycliffe Gardens, Chigwell, IG7 5HJ**

Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

Chigwell Parish Council:

**NO COMMENT**



**PL335/24 - [EPF/2327/24](#) - 78, Bracken Drive, Chigwell, IG7 5RD**

Certificate of Lawful Development for existing use - seeking confirmation that enforcement of non-compliance with pre commencement landscaping conditions 5 and 7 of [EPF/2132/19](#) is now time immune.

Chigwell Parish Council Comment:

The Committee reviewed the history of this application, **NOTING** the recent dismissal at appeal of EPF/2224/23. The Committee **NOTED** condition 5 has an additional five year time frame. The Committee consider both the retrospective planning applications and subsequent appeal process instigated as a result of the initial xx n 6 June 2019 and any subsequent Enforcement action effectively “stopped the clock” by a minimum of xx days, extensively prolonging the period allowed for taking action. It is further **NOTED** that the taking of further action within four years of any previous action (not limited to the initial action) is permitted under the “second bite provision” and the Parish request the Planning Authority issue a in order to to preserve their rights under this provision

**APPEALS**

To consider and **AGREE** the Council’s response/further action

**PL336/24 - NONE****PL337/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE****PL338/24 - DATE OF THE NEXT MEETING****PL339/24 - 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.”

**PL340/24 - LEGAL MATTERS**

The Council received and update from the Chair regarding legal advice received regarding Froghall Lane (EPF/0942/24) and Chigwell Primary (EPF/2704/23) **AGREED** to follow advice