



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 23 January 2025

Time: 6:30pm

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

Members present:

Cllr. Elliot Costa (Chair)

Cllr Lisa Morgan Skingsley

Cllr.Osman Ali

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

### **PL381/24 - APOLOGIES FOR ABSENCE**

Apologies were **ACCEPTED** from Cllrs; Jefcoate, Hodds, Amuludun, Aradeon, Clarke and Rizvi

### **PL382/24 - OTHER ABSENCES**

None

### **PL383/24 - DECLARATIONS OF INTEREST**

None

### **PL384/24 - MINUTES**

The minutes of the meeting held 9 January 2025 were **DEFERRED**

### **PL385/24 - PUBLIC PARTICIPATION**

A MOP spoke in support of Item 6 (Hillside, Vicarage Lane)

**PL386/24 - [EPF/2560/24](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ**

Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping.

A MOP spoke in support. A MOP spoke in objection

Chigwell Parish Council comment:

The Council **STRONGLY 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 Council consider this is inappropriate development, being an overly large replacement building. The accepted norm, although not set in law, is considered a maximum 30% increase in size of the original i.e. unextended rather than existing building).

**PL387/24 - [EPF/2599/24](#) - 14, Courtland Drive, Chigwell, IG7 6PN**

Loft conversion with gable end and dormer roof.

Chigwell Parish Council comment:

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

The proposal is considered bulky and overbearing and the Council consider the reasons of the previous refusal have not been adequately met

**PL388/24 - [EPF/2586/24](#) - Bramstons, Roding Lane, Chigwell, IG7 6BE**

Retrospective planning application for installation of new boundary fence, entrance gates and associated works.

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

**PL389/24 - [EPF/0021/25](#) - Side Street Parking, Brook Way, Chigwell IG7**

Siting of 1.no rapid electric vehicle charger together with ancillary electrical equipment to create 2.no rapid vehicle charging bays at an existing informal section of on-street parking as part of a community charging installation.

Chigwell Parish Council comment:

No Objection

**PL390/24 - [EPF/2497/24](#) - Wingfield, 124 High Road, Chigwell, IG7 5BQ**

Proposed three space cart lodge to front garden.

Chigwell Parish Council comment:

The Council **OBJECTS** on the grounds the proposal is out of keeping and harmful to the character of the area and street scene

**PL391/24 - [EPF/0028/25](#) - 38, Park View, Chigwell, IG7 5DF**

Proposed loft conversion, single storey rear extension and new outhouse in back garden.

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.

The Council consider the proposal of poor design and an overly bulky addition

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition.

**PL392/24 - [EPF/2582/24](#) - Broad Oaks, 34 High Road, Chigwell, IG7 6DW**

Application for approval of details reserved by condition 4 'Hard and Soft Landscaping' and condition 5 'Replacement Trees' on planning permission EPF/1849/23 (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:

No comment

**PL393/24 - [EPF/0019/25](#) - 64, Hainault Road, Chigwell, IG7 5DQ**

Application for approval of details reserved by condition 3 'External Finishes' and condition 5 'Hard and Soft Landscaping' on planning permission EPF/1177/22 (Part One: demolition and erection two storey side extension Part Two: erection of loft conversion comprising rear and front dormer included 4 No skylights Part Three: Erection of one storey rear extension included 3 No skylights Part Four: Demolition and erection one storey size to match existing following PD rights).

Chigwell Parish Council:

No comment

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

**PL394/24 - None**

To **NOTE** and **COMMENT** if appropriate, Lawful Development Applications

**PL395/24 - None**

**APPEALS** - To consider and AGREE the Council's response/further action

**PL396/24** - None

**ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

**PL397/24 - RECONSULTATION - [EPF/2185/24](#) - 4, St Marys Way, Chigwell, IG7 5BX**

Erection of a two-storey side extension with hip-to-gable end roof, two rear dormers, a front porch, and render to external flanks of the dwellinghouse. **\*\* AMENDED DESCRIPTION \*\***

Chigwell Parish Council:

No comment

**PL398/24 - DATE OF THE NEXT MEETING**

13 February 2025 at 6.30pm

**PL399/24 - EXCLUSION OF THE PUBLIC AND THE PRESS**

In the event that the Agenda contains items where the public interest in maintaining confidentiality may outweigh the public interest in the item being made public, to **CONSIDER** 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.”

**PL400/24 - LEGAL MATTERS**

Deferred

The meeting closed at 7.20 pm