



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



MEETING OF THE PLANNING COMMITTEE

Date: Thursday 13 February 2025

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate (Chair)

Cllr Lorraine Clarke

Cllr. Elliot Costa (Vice Chair)#

Cllr Tosin Amuludun

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

PL401/24 - APOLOGIES FOR ABSENCE

Apologies were **ACCEPTED** from Cllrs. Rochelle Hodds, Lisa Morgan Skingsley, Faiza Rivzi , Alana Aradeon, Osman Ali and Debby Rye

PL402/24 - OTHER ABSENCES

None

PL403/24 - DECLARATIONS OF INTEREST

Cllr Costa declared residents had contacted him regarding item 6, 10 Manor Road. He deemed it would not influence his decision and he would remain in the meeting. Cllr Clark declared an interest in Item 8 (2 Regency Close) on the grounds of living in the area. She deemed it would not influence her decision and she would remain in the meeting.

Cllr Costa declared an interest in Item 16 (Ivandy, 1 Mount Pleasant Road) on the grounds on it adjoining his office premises. He deemed it could be perceived to influence his decision and he would not remain in the meeting.

PL404/24 - MINUTES

The minutes of the meeting held 23 January 2025 were deferred

PL405/24 - PUBLIC PARTICIPATION

2 x MOP spoke against item 6 (10 Manor Road)

PL406/24 - [EPF/2514/24](#) - 10, Manor Road, Chigwell, IG7 5PD

Change of use of single dwellinghouse to 6 self-contained flats together with alterations and extensions, private and communal amenity space.

Chigwell Parish Council comment:

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

PARKING

The Parish Council consider the application in conflict with the adopted Local Plan due to the significant reduction in the parking allocation of the site. Given the density of the site the reduction in car parking spaces from the quantum required by Essex Design Guide is not considered viable in this location.

The parking spaces proposed do not include a turning space. As such the requirement for users to reverse onto the highway is not acceptable in terms of safety

The Parish consider this application will result in the under-provision of parking spaces provided. The distance of the proposed site from services and facilities would inevitably result in future occupiers needing to make vehicle trips to access services and facilities. Therefore future occupiers are likely to require private vehicles. As such there is insufficient justification for a reduction in the amount of parking spaces to be provided

The Parish do not expect ECC Highways Officers to raise the matter of parking quantum. EFDC are the parking and planning authority and as such, Essex Highways would not advise on the quantum of individual applications. The Parish's objection is based on the applicant's failure to comply with the Epping Forest Local Plan policy T1.

The Parish consider the application should be **REFUSED given it conflicts with policy T1 of the EFLP which requires that the appropriate parking is provided on new developments in terms of the amount provided.**

It is considered the proposal will result in over reliance on cars and will adversely impact on the amenity of the local area. The Parish consider the proposal should be **REFUSED on the grounds it conflicts with Local Plan Objective E (i) which requires new development be located in areas where there are the greatest opportunities for utilising public transport and cycling and walking instead of private car use.**

The Parish consider the application should be **REFUSED given it conflicts with policy T1 of the EFLP which requires that the development does not result in a severe impact of the operation of local highway networks.**

PL407/24 - [EPF/0058/25](#) - 3, Hainault Grove, Chigwell, IG7 5DJ

Proposed new roof, dormers windows and velux windows to provide 2No additional bedrooms in the the attic space.

Chigwell Parish Council comment:

NO OBJECTION

PL408/24 - [EPF/0067/25](#) - 2, Regency Close, Chigwell, IG7 5NY

Conversion of garage to habitable room.

Chigwell Parish Council comment:

NO OBJECTION

PL409/24 - [EPF/0074/25](#) - Oak, Grove Lane, Chigwell, IG7 6JQ

Small infill extension to rear of ground floor.

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

PL410/24 - [EPF/0079/25](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Installation of new front driveway sliding gate.

Chigwell Parish Council comment:

The Parish Council **OBJECTS** on the grounds the height and mass of the brickwork and of solid gates will be harmful to the character of the area and appear overbearing

PL411/24 - [EPF/0059/25](#) - New Barns Farm, Threshers, Roding Lane, Chigwell, IG7 6BJ

Proposed extensions and upgrade of facade from render to timber cladding.

Chigwell Parish Council Comment:

The Council note Threshers is considered to be curtilage listing by virtue of age, historic use, ownership, and association with a listed building. The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. The Council, therefore, **OBJECTS** to this application and asked the the Listed Building office is consulted. If after consultation, **all relevant Officers** deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

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

PL4012/24 - [EPF/0124/25](#) - 24, Barnaby Way, Chigwell, IG7 6NZ

Erection of two storey rear extension. Change of roof profile and loft conversion with skylights.

Chigwell Parish Council comment:

The Parish Council **OBJECTS** on the grounds the proposed mass and height of the additions is overbearing and of poor design

PL413/24 - [EPF/2575/24](#) - Taylors Farm, Gravel Lane, Chigwell, IG7 6DQ

Rural Enterprise Development Consisting of Proposed Extensions to Existing Blocks B-D and a Proposed New Build Block A (Designated Employment Site RUR.E16)

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 considers the harm to the openness and purposes of the Green Belt is not outweighed by adequate special circumstances

PL414/24 - [EPF/0160/25](#) - 43, Chigwell Park Drive, Chigwell, IG7 5BD

Application for variation of conditions 2 and 3 on planning permission EPF/1699/23 (Garage conversion, alterations to existing ground floor extension, first floor rear extension, rear dormer, alterations to roof and outbuilding).

Chigwell Parish Council comment:

NO OBJECTION

PL415/24 - [EPF/0147/25](#) - 6, Tudor Close, Chigwell, IG7 5BG

Proposed single storey rear part two storey side/rear extension and changes to front porch roof.

Chigwell Parish Council comment:

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

The proposal is considered overbearing, bulky and of poor design

Cllr Costa left the meeting

PL416/24 - [EPF/0180/25](#) - Ivandy, 1A Mount Pleasant Road, Chigwell, IG7 5EP

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

Deferred due to committee not being quorate

Cllr Costa rejoined the meeting

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

PL417/24 - NONE

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

PL418/24 - [EPF/0066/25](#) - 2, Regency Close, Chigwell, IG7 5NY

Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.0m.

Chigwell Parish Council:

No comment

PL419/24 - [EPF/0133/25](#) - The Rodings, Roding Lane, Chigwell, IG7 6BE

Prior approval for a 8.00m deep single storey rear extension, height to eaves 2.55m and maximum height 3.97m (to create a new garage and gym)

Chigwell Parish Council:

No comment

PL420/24 - [EPF/0155/25](#) - 5, Tudor Close, Chigwell, IG7 5BG

Prior approval for a 6.00m deep single storey flat roof extension, height to eaves 3.00m and maximum height 3.35m.

Chigwell Parish Council:

No comment

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 'Lawful Development Certificate' (LDC)

PL421/24 - [EPF/0146/25](#) - 86, Tender Trap, Manor Road, Chigwell, IG7 5PQ

Certificate of lawful development for proposed extension to existing outbuilding.

Chigwell Parish Council:

No comment

PL422/24 - [EPF/0150/25](#) - 18, Chester Road, Chigwell, IG7 6AJ

Certificate of lawful development for a proposed conversion of a garage to a habitable room.

Chigwell Parish Council:

No comment

PL423/24 - [EPF/0132/25](#) - The Rodings, Roding Lane, Chigwell, IG7 6BE

Certificate of Lawful Development for proposed removal of existing outbuilding and construction of replacement outbuilding.

Chigwell Parish Council:

No comment

APPEALS

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

PL424/24 - [EPF/1733/24](#) - [AP-13460](#) - 30, Courtland Drive, Chigwell, IG7 6PW

Proposed double storey front extension, conversion of garage, new roof canopy at front entrance, new front steps, new fenestration to the front elevation, first floor side extension, part first floor rear extension, ground floor rear extension, first floor

It was **NOTED** this was a householder appeal and no additional comments would be submitted

PL425/24 - [EPF/2070/24](#) - [AP-13462](#) - The Old Cottage, 16 High Road, Chigwell, IG7 6DL

Extension of existing house with small porch demolition.

It was **NOTED** this was a householder appeal and no additional comments would be submitted

PL426/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

PL427/24 - DATE OF THE NEXT MEETING

PL428/24 - EXCLUSION OF THE PUBLIC AND THE PRESS

Members **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."

PL429/24 - LEGAL MATTERS

The Chair provided an update and advice received in regard to the planning decisions at Froghall Lane (EPF/0942/24) and Chigwell Primary (EPF/2704/23). Additional spend to progress further was **AGREED**