



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 10 April 2025

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate (Chair)

Cllr Faiza Rivzi

Cllr.Osman Ali #

Cllr. Elliot Costa (Vice Chair)

Cllr Debby Rye

Cllr Tosin Amuludun #

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

PL501/24 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllr Rochelle Hodds, Cllr Lisa Morgan Skingsley and Cllr Lorraine Clarke

PL502/24 - OTHER ABSENCES

Cllr Alana Aradeon

PL503/24 - DECLARATIONS OF INTEREST

Cllr Jefcoate declared a personal interest in item 6 (PL506/24 - 233 Fencepiece Road) on the grounds of knowing the architect. She deemed it would not influence her decision and she would remain in the meeting.

PL504/24 - MINUTES

The minutes of the meeting held 27 March 2025 were **APPROVED**

PL505/24 - PUBLIC PARTICIPATION

None

To **CONSIDER** the following applications received for the weeks ending 21st and 28th March 2025

PL506/24 - [EPF/0538/25](#) - 233, Fencepiece Road, Chigwell, IG7 5EB

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

Chigwell Parish Council:

The Council notes if would wish to make representations should the matter be considered by committee

The application form states *"We wish to vary the condition regarding approved drawings to show the removal of the basement and corresponding ground floor car lift. 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.

Notwithstanding the Parish's belief the proposed changes are a material amendment, **STRONG OBJECTIONS** to the proposal were raised as follows:

The proposal is contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision, in terms of amount, design and layout and cycle storage arrangements

The Parish **NOTED** the objection by the Highways Authority who are not the Parking Authority; the assessment of the quantum, layout and design of parking in relation to Policy T1 rests with EFDC as the parking authority.

The Parish consider the Swept Path Analysis fails to adequately address previous reasons for refusal. The Swept Path is modelled using 2006 Large Car not the current 2016 Large Car and fails to include an analysis for typical delivery vehicles such as a 3.5t panel van or 7.5t box van. It is expected the occupants of a car free development would have a high proportion of delivered services, particularly any bulky and/or heavy items which would be delivered by larger vehicles. The swept path analysis does not demonstrate these could enter and leave the site safely if the parking spaces were occupied.

The proposal is for 4 x 1 bed and 2 x 2 bed flats. The proposed car and cycle parking provision is considered to be inadequate for the proposed development, contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision.

The locally focussed Essex Parking Standards 2024 (EPS 2024) designate this area of Fencepiece Road as "High Connectivity - High" (Appendix A) rather the Very High rating of a town centre. This section of Fencepiece Road is virtually unique in Chigwell in being designated as such; the vast area of Chigwell is designated as categories within the Moderate or Low Connectivity designation.

Table 8.2 Vehicle Parking Standards - C3 Residential Dwelling of the EPS 2024 stipulates in an area of High Connectivity - High a minimum of one vehicle parking space per one or two bedroom dwelling plus 0.25 unallocated visitor spaces is required. Lower levels can be accepted in special circumstances with justification.

Under the most recent EPS 2024 this proposed development of 6 x one and two bed flats is required to have a minimum of six residential spaces and two visitor parking spaces

EPS 2024 states parking below minimum standard will be considered when the developer can demonstrate trips to and from the site will be by modes other than a car and that there will be less demand for parking than that set out in the minimum standards of the EPS 2024. No special circumstances or justification has been provided to support the remove of the basement parking.

EPS 2024 requires that developers should ensure their sites achieve the parking levels envisaged. The applicant whilst claiming the development will be "car free" has failed to demonstrate how this will be achieved and perpetuated

The two spaces are described as being allocated as "Disabled". This fails to address how EV charging will be made available for visitors or residents.

The cycle parking design is wholly inadequate. 3.5.3 of EPS 2024 makes it clear internal storage is preferred to "bike hanging" storage in new builds and if internal storage is not available, a "cycle-hanger" is not considered a suitable alternative.

The cycle parking does not allow for visitor parking or non-standard bicycle parking, contrary to the requirements of EPS 2024

The Parish **NOTED** the dismissal of Appeal [3341661](#) (Front Site, Grange Farm, Chigwell) which proposed a 25% reduction in parking allocation against Essex Standards.

Although closer (620m) to services and shops, the appeal was dismissed on the grounds it conflicted with policy T1 of the EFDLP which requires that the appropriate car and cycle parking is provided on new developments in terms of the amount and layout provided.

The Parish consider this application will result in the under-provision of parking spaces and substandard cycle parking. 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.

Within 400m of the proposed site there are already several blocks of flats, none of which meet Essex Parking Standards, being granted permission before the adoption of the Local Plan. The cumulative effect of these developments is a provision of 54 spaces against the Parking Standard of 125, a shortfall of 71 spaces for flatted developments already in the immediate vicinity. In addition EPF/0724/24 was recently granted in The Shrubberies, again with a reduction in parking without special circumstances of justification

In addition there is a 40 bedroom residential nursing home with 10 parking spaces opposite the proposed site and another 92 bed residential nursing home with 24 parking spaces 300m away; visitors, particularly at weekends, add to the significant on street parking stress in the nearby area.

Car parking capacity in the area has being exceeded and the additional parking on the street this proposal will cause is detrimental to the amenity of neighbours in Shrublands Close and The

Shrubberies. The on-street parking stress situation has become so severe that parking restrictions near the location of this site have being proposed to the local Highways Panel by local Councillors. The Parish considers this to be substantive evidence of existing unacceptable highway conditions.

PL507/24 - [EPF/0254/25](#) - 12, Barnaby Way, Chigwell, IG7 6NZ

Proposed two storey rear extension, single storey side extension and first floor side build over.

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal to be bulky and the front dormers to be not in keeping with the neighbouring properties. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

PL508/24 - [EPF/0396/25](#) - Phig Na Vira, 64 High Road, Chigwell, IG7 6QB

Single storey conservatory extension, extension to existing dormer size at first floor, over the side garage at rear and front porch over side garage.

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal to be bulky and the design, most notably the flat top of the roof is not in keeping with the area and is damaging to the setting of the heritage assets.

PL509/24 - [EPF/0480/25](#) - 9, Glebelands, Chigwell, IG7 4QG

Roof alterations to construct a loft conversion.

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal to be bulky and the design, most notably the size and bulk of the rear dormer. Whilst recognising it has been set in a little the Council feels the proposal fails to adequately address the previous reasons for refusal

6.42pm Cllr Ali joined the meeting

PL510/24 - [EPF/0532/25](#) - 2, Audleigh Place, Chigwell, IG7 5QT

Proposed ground floor part rear orangery

Chigwell Parish Council:

No objection

6.44pm Cllr Ali left the meeting

PL511/24 - [EPF/0548/25](#) - 33, Oak Lodge Avenue, Chigwell, IG7 5JA

Demolition of existing garage, erection of front porch, two storey side, single storey rear part first floor rear extension and dormers. (Amending and combining previous applications).

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal to be bulky and of poor design, most notably the flat top and bulk of the rear dormer is discordant and not in keeping with the area

6.48pm Cllr Ali joined the meeting

PL512/24 - [EPF/0518/25](#) - 16, Dickens Rise, Chigwell, IG7 6PA

Demolition of rear garage, construction of new rear garage.

Chigwell Parish Council:

No objection although the Council requests it is conditioned the usage should be incidental (and not ancillary) to the main building.

PL513/24 - [EPF/0590/25](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Conversion of garage into habitable room, two storey front extension. single storey rear extension, first floor rear infill extension and loft front and rear skylights

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal with the additional mass and fenestration to be bulky and of poor design. The roofline is considered discordant and by means of its size and mass is overbearing and would result in a form of overdevelopment when taking account of the previous approvals at the site

6.52pm Cllr Amulundun joined the meeting

PL514/24 - [EPF/0589/25](#) - 82, Brook House, High Road, Chigwell, IG7 6PU

TPO/EPF/01/84

T1, T3, T4, T5, T7: Robinia - Crown reduce by up to 2.5m in height and up to 1.5m in width, as specified.

T6 & T8: Sycamore - Crown reduce by up to 2.5m in height and up to 2m in width, 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

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

PL515/24 - NONE

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

PL516/24 - NONE

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

PL517/24 - NONE

APPEALS

PL518/24 - 189, Oak Cottage, High Road, Chigwell, IG7 5AS

[EPF/2404/24](#) - [AP-13481](#) - APP/J1535/W/25/3361719 - Demolition of outbuilding and rear chimney stack, erection of part single, part two-storey rear extensions, modification and enlargement of existing single storey side extensions, restoration of roof and chimney stack, internal modifications and refurbish

[EPF/2405/24](#) - [AP-13482](#) - APP/J1535/Y/25/3361717 - Grade II listed building application for demolition of outbuilding and rear chimney stack, erection of part single, part two-storey rear extensions, modification and enlargement of existing single storey side extensions, restoration of roof and chimney stack

Interested party comments due by 25th April 2025

The Committee delegated to the Chair to summarise and submitted its objections to the appeal document which would be provided to the committee for information

PL519/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

None

PL520/24 - DATE OF THE NEXT MEETING

Thursday 24th April at 6.30pm

PL521/24 - 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.”

PL522/24 - LEGAL MATTERS

The Committee reviewed the proposed correspondence in regard to Froghall Lane and **AGREED** it would be sent to EFDC and the applicant