



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 23 July 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Celina Jefcoate (Vice Chair)
Cllr. Osman Ali	Cllr Tosin Amuludun

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

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

1. **PL071/26 - APOLOGIES FOR ABSENCE**

Apologies were received and **ACCEPTED** from Cllr Lorraine Clarke, Cllr Rochelle Hodds, Cllr Lisa Morgan-Skinsley, Cllr Erika Skingsley, Cllr Debby Rye, Cllr Faiza Rivzi, Cllr Jamie Braha

2. **PL072/26 - OTHER ABSENCES**

None

3. **PL073/26 - DECLARATIONS OF INTEREST**

Cllr Jefcoate declared a non-pecuniary interest in Item 10, EPF/1315/26 - Westside, Grove Lane as she knew the architect involved in the application.

All members declared a non-pecuniary interest in Item 9, EPF/1334/26 - Block A, The Bowls, as a fellow councillor lived at the development. Jefcoate additionally declared that her husband owned a garage at The Bowls. The interests were not considered prejudicial and all members remained in the meeting and took part in the consideration of the applications.

4. **PL074/26 - MINUTES**

Members received and **CONFIRMED** the minutes of the meeting held 9 July 2026 ([Appendix 1](#)) as an accurate representation of what took place

5. **PL075/26 - PUBLIC PARTICIPATION**

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

There were no members of the public in attendance

Members **CONSIDERED** the following applications received for the weeks ending 3 and 10 July 2026

6. **PL076/26 - [EPF/1277/26](#) - 112, Manor Road, Chigwell, IG7 5PW**

Proposed part two-storey front and side extension, two-storey rear extension, basement, front porch, and roof extension incorporating a loft conversion with front and rear dormers.

Chigwell Parish Council:

No Objections

7. **PL077/26 - [EPF/1294/26](#) - 36, Lechmere Avenue, Chigwell, IG7 5ET**

Construction of a loft conversion with gable walls, rear dormer including two Juliet balconies and front dormer.

Chigwell Parish Council:

The Council **OBJECTS** on the basis the conversion of the existing hipped roof to gable walls, combined with the large flat-roofed rear dormer and prominent front dormer, would substantially increase the bulk and visual prominence of the roof. Taken together, the alterations would dominate the original dwelling, create an awkward and top-heavy appearance and disrupt its simple roof profile. The front dormer would be particularly conspicuous in public views and would not appear subordinate to the main roof.

The proposal would therefore fail to respect or complement the form, scale and detailing of the original dwelling or relate positively to the form and massing of the surrounding development. Although matching external materials are proposed, this would not overcome the fundamental harm caused by the scale and configuration of the roof alterations. Members considered the proposal would conflict with Local Plan Policy DM9.

8. **PL078/26 - [EPF/1313/26](#) - 6, Chester Road, Chigwell, IG7 6AJ**

Single storey, part two storey rear extension, conversion of garage into habitable room and front porch.

Chigwell Parish Council:

No Objection

9. PL079/26 - [EPF/1334/26](#) - Block A, The Bowls, Vicarage Lane, Chigwell, IG7 6ND

Replacement of the White PVC cladding and White spandrel panels, with a Grey Non-combustible A1 cladding and Grey Non-combustible spandrel panels.

Chigwell Parish Council:

No Objection

10. PL080/26 - [EPF/1315/26](#) - Westside, Grove Lane, Chigwell, IG7 6JD

Front, rear and side extension to existing detached dwelling.

Chigwell Parish Council:

No Objection

11. PL081/26 - [EPF/1325/26](#) - 239, The Barn, Lambourne Road, Chigwell, IG7 6JB

Conversion of garage into habitable room, erection of front porch, Replacement doors and windows.

Chigwell Parish Council:

No Objection

12. PL082/26 - [EPF/1339/26](#) - 12, Barnaby Way, Chigwell, IG7 6NZ

Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form. (Revision to EPF/0685/26).

To note: Officer Report - [Appendix 2](#)

Chigwell Parish Council:

No Objection

13. PL083/26 - [EPF/1324/26](#) - 5, Raymond Gardens, Chigwell, IG7 6EW

TPO/EPF/18/88 (Ref: A1)

T1: Lime - Selective prune of branches overhanging roof by up to 1.5m, 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.

14. PL084/26 - [EPF/1301/26](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Condition 4 Contaminated Land of EPF/2560/24 Allowed on Appeal (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).

Chigwell Parish Council:

No comment

To **NOTE** and **COMMENT** if appropriate, the following Prior Approval Applications

15. PL085/26 - NONE

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

16. PL086/26 - NONE

APPEALS

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

17. PL087/26 - EPF/2273/25 - AP-[13662](#) - 2, Parkland Close, Chigwell, IG7 6LL - Appeal Ref

Demolition of existing detached dwelling house. Erection of new dwelling with basement and two full storeys above ground, with additional accommodation in the roof.

Written Representations due by: 4 August 2026

Members **AGREED** to delegate authority to officers to submit representations to the Planning Inspectorate by 4 August 2026 supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

18. PL088/26 - EPF/0508/25 - AP-[13677](#) - Luxborough Lakes, Luxborough Lane, Chigwell, IG7 5DF

Enhancements to the existing Luxborough Lakes to support additional outdoor sport and recreation uses (Revised application to EPF/1121/24).

Written Representations due by: 10 August 2026

Members **AGREED** to delegate authority to officers to submit representations to the Planning Inspectorate by 10 August 2026 supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

19. PL089/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

NONE

20. PL090/26 - DATE OF THE NEXT MEETING

Thursday 13 August at 6.30pm