



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 8 October 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
Cllr Jamie Braha	Cllr Lorraine Clarke

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. PL154/26 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from : Cllr Lisa Morgan-Skinsley, Cllr Debby Rye, Cllr Erika Skingsley and Cllr Faiza Rivzi

2. PL155/26 - OTHER ABSENCES

None

3. PL156/26 - DECLARATIONS OF INTEREST

None

4. PL157/26 - MINUTES

Members received and **CONFIRMED** the minutes of the meeting held 24 September 2026 ([APPENDIX 1](#)) as an accurate representation of what took place and they were signed by the Chair

5. **PL158/26 - PUBLIC PARTICIPATION**

Five members of the public attended in relation to matters associated with the Green Belt Assessment Methodology consultation and proposals relating to the proposed data centre development. The Chair advised that these matters would be considered under Agenda Item 15.

To **CONSIDER** the following applications received for the weeks ending 18 and 25 September 2026

6. **PL159/26 - [EPF/1347/26](#) - 174 Manor Road, Chigwell, IG7 5PZ**

Demolition of an existing two storey dwelling and construction of a replacement self-build new dwelling.

Chigwell Parish Council:

No objection

7. **PL160/26 - [EPF/1715/26](#) - 12, Barnaby Way, Chigwell, IG7 6NZ**

Variation of Condition 2 Plan Numbers of EPF/1339/26 (Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form).

To Note: Officer Report ([APPENDIX 2](#))

Chigwell Parish Council:

The Parish Council is concerned that extending the rear wall to create a continuous rear building line reduces the set-in which formed an important part of the approved EPF/1339/26 scheme.

Given the previous refusal and dismissed appeal concerning the effect of rearward development on No.10 Barnaby Way, the Parish Council considers that it has not been adequately demonstrated that the revised proposal would avoid additional bulk, an overbearing effect or harm to light and outlook.

The Parish Council considers the amendment would cause additional harm to neighbouring amenity contrary to Policy DM9 of the Local Plan

8. **PL161/26 - [EPF/1746/26](#) - Chigwell School, High Road, Chigwell, IG7 6DP**

Redevelopment to include partial demolition, alterations and extensions to existing Drama School Building to provide a Performing Arts Centre (with 340-seat auditorium), and associated parking and works.

To Note; Green Belt, Officer's Report ([APPENDIX 6](#))

Chigwell Parish Council:

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.

Members noted that if the Green Belt objection is waived, the Parish Council requests that the Conservation Officer confirms that the final scheme preserves the setting and significance of the nearby listed buildings and Chigwell Village Conservation Area. The Council also requests conditions securing an event parking and traffic management plan, tree and landscape protection, the proposed biodiversity measures and great crested newt mitigation and appropriate controls over external lighting and noise

9. PL162/26 - [EPF/1432/26](#) - 70, Grange Crescent, Chigwell, IG7 5JF

Part single and part double side and rear extension, Single Storey rear infill and loft extension.

Chigwell Parish Council:

No objection

10. PL163/26 - [EPF/1671/26](#) - 10, Lodge Close, Chigwell, IG7 6JL

Double storey side extension and single storey front extension.

Chigwell Parish Council:

No objection

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

11. PL164/26 - [EPF/1758/26](#) - 1-23 St Winifreds Close, Chigwell, IG7 5PU

Approval of Details Reserved by Conditions No. 4 surface water disposal and No. 17 cycle parking of EPF/2578/25 (Erection of one-storey upward extensions to both residential blocks to provide 5no. 2 bed units and part-retrospective permission for associated parking).

Chigwell Parish Council:

No Comment

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

12. PL165/26 - NONE

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

13. PL166/26 - NONE

APPEALS

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

14. PL167/26 - [EPF/0942/26](#) - AP-13712 - 2, Green Lane, Chigwell, IG7 6LY

Shed with green roof (Revised application to EPF/1338/24).

Members noted that householder appeals follow a fast-track process where interested parties and statutory consultees are not allowed to make fresh representations or add new comments once the appeal has started.

Members noted the Planning Inspector will make their decision based on the existing file, including the original application documents, the local planning authority's refusal reasons and whatever the parish council or local residents submitted the first time around.

#Cllrs Jefcoate and Amulundun joined the meeting at 6.40pm

15. PL168/26 - ITEMS FOR DISCUSSION THAT REQUIRE A DECISION

Members consider the items within the Officer's report ([APPENDIX 7](#)) regarding the proposal for and the Epping Forest and Harlow Green and Grey Best Methodology Consultation and **AGREED:**

With regard to an additional 5G EE telecoms mast on Station Green the Committee discussed the proposed Heads of Terms, the existence of nearby telecommunications infrastructure, whether additional masts were necessary and the potential for infrastructure sharing between telecommunications providers.

Members expressed concern regarding the prospect of an additional mast being erected where existing infrastructure was already present.

It was **RESOLVED:**

1. To note the approach from EE.
2. To request that the Clerk contact the existing telecommunications provider and EE to establish why infrastructure sharing is not possible.
3. That no commitment be made to progressing a lease until further information has been received regarding operational requirements and mast sharing opportunities.

With regard to the Epping Forest and Harlow Green and Grey Best Methodology Consultation, the Committee considered the draft response prepared by the Clerk regarding the Green Belt Assessment Methodology consultation.

Members of the public addressed the Committee and raised concerns in relation to the proposed data centre development, Green Belt designation, references to Chigwell as a village rather than a town, the concept of "grey belt" and the involvement of Arup in both Green Belt assessment work and developer engagement.

It was clarified that the consultation related to the Green Belt assessment methodology and not to a planning application. It was confirmed that Green Belt assessments were being undertaken across the district in accordance with national planning requirements and Arup had been engaged By Epping Forest and Harlow Councils to update their original 2016 work in line with the update NPPF

No planning application has been submitted for a data centre to date. Chigwell Parish Council remain a statutory consultee and must avoid prejudging any future application. Members agreed the Council should maintain its ability to comment objectively on any future planning application.

It was **RESOLVED:**

1. To endorse the draft response contained within Appendix 7.
2. To delegate authority to the Clerk to submit the Council's response before the consultation deadline of 22 October 2026
3. To request that the Clerk write separately to Epping Forest District Council raising concerns regarding perceived conflicts of interest arising from Arup's involvement in both Green Belt assessment work and developer engagement activity-

16. PL169/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

Members of the public raised questions regarding:

- Speculative development activity on land around Luxborough Lane and the Chigwell Nursery site.
- Housing allocations within the adopted Local Plan.
- Green Belt protections.
- Thames Water works and associated traffic disruption in Chigwell.
- Emergency response arrangements during future water supply incidents.

Updates were provided:

- The status of housing allocations within the adopted Local Plan.
- The distinction between allocated sites and speculative developer interest.
- Ongoing Thames Water infrastructure works.
- Previous discussions regarding emergency planning and emergency distribution centres.

17. PL170/26 - DATE OF THE NEXT MEETING

Thursday 22 October at 6.30pm

The meeting closed at 7.11pm