



**MEETING OF THE
PLANNING COMMITTEE**

Date: Tuesday 13 January 2026
Time: 5.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members are hereby **SUMMONED** to attend the above meeting
to transact the following business.

Members are respectfully reminded that each item of business should be carefully examined, with
any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr. Elliot Costa (Chair)	Cllr Faiza Rivzi (Vice Chair)
Cllr. Osman Ali	Cllr Tosin Amuludun
Cllr Lorraine Clarke	Cllr Rochelle Hodds
Cllr Erika Skingsley	Cllr Lisa Skingsley-Morgan
Cllr Debby Rye	

Acting Clerk to the Council:

Cllr Celina Jefcoate

Members of the press and public are invited to attend this meeting. Members of the Public and Councillors are 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 are 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

Cllr J Braha

Cllr D Rye

Proper Officer to the Parish Council

Date: 8 January 2026

AGENDA

1. 🖐️ APOLOGIES FOR ABSENCE

2. OTHER ABSENCES

3. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

4. 🖐️ MINUTES

To receive and confirm the minutes of the meeting held 11 December 2025 ([Appendix 1](#))

5. PUBLIC PARTICIPATION

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

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

To **CONSIDER** the following applications received for the weeks ending 5, 12, 19 and 24 December 2025

6. 🖐️ [EPF/2519/25](#) - 13, Brook Parade, Chigwell, IG7 6PF - Removal/variation of conditions - Section 73 TCPA

Variation of Condition 5 Balcony railing height and design of EPF/2701/19 Allowed on Appeal (Construction of an additional storey comprising 6 two-bedroom flats).

Planning History:

[EPF/1679/25](#)

Application for Approval of Details Reserved by Condition 8 (Construction Method Statement) on planning permission EPF/2701/19 (Proposed construction of additional storey comprising 6 x two-bedroom flats) **REFUSED** (Officer's report [Appendix 2](#))

[EPF/1072/25](#)

Application for approval of details reserved by condition 5 (material details) on planning permission EPF/2701/19 (development proposed is the construction of an additional storey comprising 6 two-bedroom flats) - **DISCHARGED**

[EPF/2030/20](#)

Prior approval for the proposed construction of 2x additional stories comprising of x6 no. two bedroom flats - **GRANTED AT APPEAL** (Inspector's Decision [Appendix 3](#))

7. 🖐️ [EPF/2527/25](#) - 13, Brook Parade, Chigwell, IG7 6PF - Removal/variation of conditions - Section 73 TCPA

Variation of Condition 2 Increase in height of EPF/2701/19 Allowed on Appeal (Construction of an additional storey comprising 6 two-bedroom flats).

Planning History:

[EPF/1679/25](#)

Application for Approval of Details Reserved by Condition 8 (Construction Method Statement) on planning permission EPF/2701/19 (Proposed construction of additional storey comprising 6 x two-bedroom flats) **REFUSED (Officer's report [Appendix 2](#))**

[EPF/1072/25](#)

Application for approval of details reserved by condition 5 (material details) on planning permission EPF/2701/19 (development proposed is the construction of an additional storey comprising 6 two-bedroom flats) - **DISCHARGED**

[EPF/2030/20](#)

Prior approval for the proposed construction of 2x additional stories comprising of x6 no. two bedroom flats - **GRANTED AT APPEAL (Inspector's Decision [Appendix 3](#))**

8. 🖐️ [EPF/2573/25](#) - 14, Brook Way, Chigwell, IG7 6AW

Erection of new replacement dwelling and outbuilding with associated external works; following demolition of the existing dwelling and garages.

To Note: Pre App response July 2025 ([Appendix 4](#))

Planning History:

[EPF/1200/24](#)

Erection of new replacement dwelling and garage outbuilding with associated external works; following demolition of the existing dwelling and garages - **REFUSED JAN 2025 (Officer's report [Appendix 5](#))**

9. 🖐️ [EPF/1542/25](#) - 781 Secondhand Shop, Chigwell Road, Chigwell, IG8 8AU

Proposed refurbishment of existing first floor and conversion of rear ground floor into self-contained flat.

10. 🖐️ [EPF/2391/25](#) - 30, Hycliffe Gardens, Chigwell, IG7 5HJ

Proposed ground floor rear extension, dormer replacement, roof alterations, outbuildings, external wall insulation, window replacement, and all associated works.

11. 🖐️ [EPF/2398/25](#) - 15, Bracken Drive, Chigwell, IG7 5RG

Retrospective application for minor alterations following planning approval.

Planning History:

[EPF/1345/25](#)

Proposed porch extension, roof alteration and garage conversion - **APPROVED WITH CONDITIONS**

[EPF/2418/24](#)

Proposed roof extension - **APPROVED WITH CONDITIONS**

12. 🖐️ [EPF/2406/25](#) - 19, Stradbroke Drive, Chigwell, IG7 5QU

Replace existing rear conservatory roof and frames onto existing base to provide extension.

13. 🖐️ [EPF/2421/25](#) - 2, Stradbroke Drive, Chigwell, IG7 5QX

Retrospective submission for single storey rear extension and basement

Planning History:

[EPF/1834/24](#)

Retrospective submission for single storey rear extension and basement. **REFUSED (Officer's report Appendix 6)**

14. 🖐️ [EPF/2422/25](#) - 25, Brook Way, Chigwell, IG7 6AW

Conversion of garage into habitable area and creation of a side access door.

15. 🖐️ [EPF/2430/25](#) - 14, Manor Road, Chigwell, IG7 5PD

Alteration to existing dropped kerb.

Planning History:

[EPF/1039/24](#)

Replacement of the front bay windows with a door and windows at first floor level - **APPROVED WITH CONDITIONS**

16. 🖐️ [EPF/2440/25](#) - 48, Woolhampton Way, Chigwell, IG7 4QJ

Single storey rear extension.

17. 🖐️ [EPF/2451/25](#) - 404, Fencepiece Road, Chigwell, IG7 5DS

Rear extension to existing dwelling to create additional living accommodation over three floors, including new accommodation in roof loft space.

Planning History:

[EPF/2710/22](#)

Demolition of existing dwelling and construction of 8 new apartments (Revised Scheme to EPF/2761/21) **REFUSED AT APPEAL (Officer's report [Appendix 7](#), Inspector's Decision [Appendix 8](#))**

18. 🖐️ [EPF/2488/25](#) - 138, Trotwood, Chigwell, IG7 5JW

First floor L-shaped wraparound extension and enlargement of existing garage

Planning History:

[EPF/1821/25](#)

First floor I-shaped wraparound extension and enlargement of existing garage **REFUSED (Officer's report [Appendix 9](#))**

19. 🖐️ [EPF/2496/25](#) - 9, Tomswood Road, Chigwell, IG7 5QP

First floor front extension and alterations to front fenestration.

Planning History:

[EPF/1444/21](#)

Part two storey rear extension and part single storey rear/side extension (Amended Scheme to EPF/0481/21) - **APPROVED WITH CONDITIONS**

[EPF/0481/21](#)

Demolish existing conservatory. Proposed single storey rear extension and part first floor rear extension and creation of terrace - **APPROVED WITH CONDITIONS**

20. 🖐️ [EPF/2516/25](#) - 11, St Marys Way, Chigwell, IG7 5BX

Single Storey Side Extension

21. 🖐️ [EPF/2547/25](#) - Roseland Cottage, Gravel Lane, Chigwell, IG7 6DQ

The addition of area of agricultural land as amenity area associated to Roseland Cottage with the creation of a small utility building to cater for the machinery used to care for the land.

To Note: Listed building, Green Belt

22. 🖐️ [EPF/2591/25](#) - 59, Lechmere Avenue, Chigwell, IG7 5HA

Proposed erection of 2 no. semi-detached houses and Demolition of existing dwellinghouse.

Planning History

[EPF/0881/25](#)

Proposed erection of 2 no. semi-detached houses and Demolition of existing dwellinghouse **REFUSED JAN 2025 (Officer's Report [Appendix 10](#))**

[EPF/2280/24](#)

Proposed erection of 2 no. 4-bedroom houses. Demolition of existing house. **REFUSED (Officer's Report [Appendix 11](#))**

[EPF/1728/24](#)

Proposed erection of 2 no. 4-bedroom houses. Demolition of existing house. **REFUSED (Officer's Report [Appendix 12](#))**

23. 🖐️ **[EPF/2583/25](#)** - 81, Christies, High Road, Chigwell, IG7 6DP - Removal/variation of conditions - Section 73 TCPA

Variation of Condition 3 of EPF/2128/25 (Change of use from (Class C3) dwellinghouse to (Class C2) residential institution – to provide boarding accommodation for 6th form international students to live on the school campus).

Planning History:

[EPF/2128/25](#)

Change of use from (Class C3) dwellinghouse to (Class C2) residential institution – to provide boarding accommodation for 6th form international students to live on the school campus
APPROVED WITH CONDITIONS

24. 🖐️ **[EPF/2532/25](#)** - 19, Brook Rise, Chigwell, IG7 6AP - Removal/variation of conditions - Section 73 TCPA

Extensions and remodelling of an existing two storey chalet, including the addition of a new roof with a habitable third floor.

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

25. 🖐️ **[EPF/2433/25](#)** - 3, Barton Close, Chigwell, IG7 6LJ - Prior approval Part 1 Class A.1(ea): Larger home extension

ERECTION OF SINGLE STOREY REAR EXTENSION

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

26. **None**

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 'Certificate of Lawful Existing Use or Development' (CLEUD) or a 'Certificate of Lawful Proposed Use or Development' (CLPUD)

27. **None**

APPEALS

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

28. None

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

30. 🖐️ DATE OF THE NEXT MEETING

To be confirmed as Thursday 22 January at 6.30pm

Suggested wording when appropriate

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

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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

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

The Council **OBJECTS** to new development that may not adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council asks that implementing the mitigation measures detailed in the sustainability submission is made a condition of planning being granted

Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not always practical or possible to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.



Indicates Councillors are expected to make a decision (within the remit of the committee)