



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 26 March 2026  
Time: 6.30pm  
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 Celina Jefcoate	Cllr Lisa Morgan-Skinsley
Cllr Erika Skingsley	Cllr Debby Rye

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

**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

*Jason Selvarajah MSc*

Clerk and Proper Officer to the Parish Council

Date: 19 March 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 12 March 2026 ([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 6 and 13 March 2026

### 6. 🖐️ [EPF/2501/24](#) - Guru Gobind Singh Khalsa College, Roding Lane, Chigwell, Essex IG7 6BQ

Proposed new special educational needs and disabilities (SEND) school including playing fields alongside a landscape led enabling residential development including conversion of existing college building to residential, partial demolition of existing outbuildings, provision of flexible Class F2 floorspace and associated works.

\*REVISED PLANS AND SUPPORTING DOCUMENTS\*

To note: Green Belt, Officer's report ([Appendix 2](#))

Planning History:

[EPF/0387/23](#)

Request for Environmental Impact Assessment (EIA) Screening Opinion

### 7. 🖐️ [EPF/0343/26](#) - 16, The Shrubberies, Chigwell, IG7 5DU

Single storey rear extension and raised terrace/patio.

Planning History:

[EPF/0602/21](#)

Single storey side extension - **APPROVED WITH CONDITIONS**

8. 🖐️ [EPF/0484/26](#) - 13, Brook Parade, Chigwell, IG7 6PF

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

To note: Officer report ([Appendix 3](#))

Planning History:

[EPF/0330/26](#)

Approval of Details Reserved by Condition 8 Construction Method Statement of EPF/2701/19 Allowed on Appeal (Proposed construction of an additional storey comprising of x6 no. two bedroom flats) - **UNDER CONSULTATION**

[EPF/2527/25](#)

Variation of Condition 2 Increase in height of EPF/2701/19 Allowed on Appeal (Construction of an additional storey comprising 6 two-bedroom flats) - **REFUSED (Officer Report [Appendix 4](#))**

[EPF/2519/25](#)

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). **REFUSED (Officer Report [Appendix 5](#))**

[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 6](#))**

[EPF/2701/19](#)

Proposed construction of an additional storey comprising of x6 no. two bedroom flats (**ALLOWED AT APPEAL [Appendix 7](#)**)

9. 🖐️ [EPF/0471/26](#) - 177, High Road, Chigwell, IG7 6NX

Advertisement consent for four fascia and one projecting sign.

Planning History:

[EPF/1896/25](#)

Approval of Details Reserved by Conditions 18 Contaminated Land and 26 Deliveries Management Plan of EPF/2868/20 (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure) - **SPLIT/DELIVERIES MANAGEMENT APPROVED WITH CONDITIONS**

10. 🖐️ [EPF/0462/26](#) - 3, Barton Close, Chigwell, IG7 6LJ

Proposed single storey rear extension with 4 No. roof lights.

Planning History:

[EPF/2433/25](#)

Prior Approval for the erection of single storey rear extension - **PRIOR APPROVAL NOT REQUIRED**

**11. 🖐️ [EPF/0477/26](#) - 1, Hill Top View, Chigwell, IG8 8BG**

Construction of a single-storey detached rear outbuilding to provide a residential annexe.

Planning History:

[EPF/0893/25](#)

Prior approval for a 4.80m deep single storey rear extension, with height to eaves 3.00m and maximum height 3.10m - **PRIOR APPROVAL NOT REQUIRED**

**12. 🖐️ [EPF/0497/26](#) - 56, Lechmere Avenue, Chigwell, IG7 5ET**

Garage conversion to habitable space.

**13. 🖐️ [EPF/0501/26](#) - Kenswal, Grove Lane, Chigwell, IG7 6JD**

Erection of an outbuilding in the rear garden.

Planning History:

[EPF/2722/22](#)

Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys - **REFUSED** (Officer report [Appendix 8](#))

[EPF/2688/22](#)

Proposed redevelopment of the site with erection of a 2 storey building which will accommodate 1 x residential unit (Refused by EFDC Officer report [Appendix 9](#), **ALLOWED ON APPEAL** Inspector Report [Appendix 10](#))

[EPF/2722/20](#)

Erection of outbuilding at the rear garden (retrospective) - **GRANTED WITH CONDITIONS**

**14. 🖐️ [EPF/0522/26](#) - 30, Courtland Drive, Chigwell, IG7 6PW**

Proposed double storey front extension, conversion of garage, new front steps, new fenestration to the front elevation, first floor side extension, part first floor rear extension, ground floor rear extension, raising of the roof to facilitate a loft conversion with associated rear dormers and front rooflights.

[EPF/1733/24](#)

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 balcony with privacy side screen, raising of

the roof to facilitate a loft conversion with associated rear dormers and front rooflights - REFUSED (Officer report [Appendix 11](#)), **DISMISSED AT APPEAL (Officer report [Appendix 12](#))**

15. 🖐️ [EPF/0468/26](#) - 12, Emmaus Way, Chigwell, IG7 5BY

TPO/EPF/11/11 (Ref: T14)

T1: Oak - Crown reduction removing up to 2.5m laterally and up to 1m apically, as specified.

### LICENSING APPLICATIONS

To **NOTE** and **COMMENT** if appropriate, on the following application

16. 🖐️ **New Premises Licence Application - TescoExpress, 177 High Road, Chigwell, IG7 6NU**

Includes application for the provision of late night refreshment and sale of alcohol for consumption off the premises up to 06:00 to 00:00 for 7 days a week

To **Note**: Premises Application ([Appendix 13](#)), Officer Report ([Appendix 14](#))

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

17. **None**

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

18. **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)

19. 🖐️ [EPF/0420/26](#) - Wells Park School, School Lane, Chigwell, IG7 6NN

Certificate of Lawful Development for proposed single storey building, refurbishment of the eastern wing of the existing school building and alterations to the play area.

20. 🖐️ [EPF/0481/26](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of Lawful Development for proposed change of roof profile for loft conversion.

21. 🖐️ [EPF/0507/26](#) - 56, Lechmere Avenue, Chigwell, IG7 5ET

Certificate of Lawful Development for proposed loft conversion with rear dormer and single storey rear extension.

22. 🖐️ [EPF/0510/26](#) - 24, The Orangery, High Road, Chigwell, IG7 6DL

Certificate of Lawful Development for proposed solar panels to main roof.

**APPEALS**

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

23. **NONE**

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

25. 🖐️ **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 16 April 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)**