



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 24 September 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 Celina Jefcoate (Vice Chair)
Cllr. Osman Ali	Cllr Tosin Amuludun
Cllr Jamie Braha	Cllr Lorraine Clarke
Cllr Rochelle Hodds	Cllr Lisa Morgan-Skinsley
Cllr Erika Skingsley	Cllr Debby Rye
Cllr Faiza Rivzi	

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: 18 September 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 10 September 2026 ([APPENDIX 1](#)) as an accurate representation of what took place

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. At the Chair's Discretion Public Participation on the above terms may be permitted ahead of each application below at about which the public wish to make representations.

To **CONSIDER** the following applications received for the weeks ending 4 and 11 September 2026

6. 🖐️ [EPF/1664/26](#) - 47, Hainault Road, Chigwell, IG7 5DQ

Single storey rear extension.

Planning History:

[EPF/1035/25](#)

Change of use of existing premises from a dwelling (C3) to a residential care home (C2) for children with behavioural / learning difficulties - **APPROVED WITH CONDITIONS**

[EPF/0677/23](#)

Replacement of existing dwelling with a house that will appear as two storey in scale, with a second floor of accommodation within the roof, plus a basement to provide a 6 bedroom house (Revised scheme to EPF/2122/22).

[EPF/2122/22](#)

Replacement of existing dwelling with a house that will appear as two storey in scale, with a second floor of accommodation within the roof, plus a basement to provide a 5 bedroom house - **REFUSED** ([APPENDIX 2](#))

7. 🖐️ [EPF/1678/26](#) - 51, Grange Crescent, Chigwell, IG7 5JD

Single storey rear extension

8. [EPF/1680/26](#) - 32, Ely Place, Chigwell, IG8 8AG

Loft conversion.

Planning History:

[EPF/0126/19](#)

Two storey side extension and first floor rear extension - **APPROVED WITH CONDITIONS**

9. [EPF/1704/26](#) - 41, Hainault Road, Chigwell, IG7 5DQ

Proposed single storey glazed garden room to South East Elevation

10. [EPF/1725/26](#) - 29, Mount Pleasant Road, Chigwell, IG7 5EP

Front porch, rear 6m extension, 1 foot rear extension, dormer 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

11. [EPF/1666/26](#) - 78, Bracken Drive, Chigwell, IG7 5RD

Approval of Details Reserved by Conditions 4 Lighting Design Strategy for Biodiversity and 5 Surface Water Drainage of EPF/0706/26 (New detached single-family dwelling to replace existing bungalow (Retrospective)).

12. [EPF/1684/26](#) - 177 High Road Chigwell IG7 6NX

Approval of Details Reserved by Condition 18 Contaminated Land of EPF/2868/20 Allowed on Appeal (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).

13. [EPF/1711/26](#) - 19, Brook Rise, Chigwell, IG7 6AP

Approval of Detail Reserved by Condition 5 External Finishes 8 Surface Water & 13 Cycle Parking of EPF/0291/26 (Demolition of an existing two storey chalet and construction of a replacement self-build new dwelling).

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

14. [EPF/1661/26](#) - Sheperds Cottage, Abridge Road, Chigwell, IG7 6BX

To Note: Green Belt, Officers Report ([APPENDIX 3](#))

8m single storey rear extension to the main dwelling. Compliant under Permitted Development Policy.

15. 🖐️ [EPF/1677/26](#) - 89, Hainault Road, Chigwell, IG7 5DL

Single storey rear extension 8M

16. 🖐️ [EPF/1712/26](#) - 12, Mount Pleasant Road, Chigwell, IG7 5ER

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)

17. 🖐️ [EPF/1663/26](#) - Sheperds Cottage, Abridge Road, Chigwell, IG7 6BX

Certificate of Lawful Development for proposed ancillary entertainment space outbuilding. (Building F).

To Note: Green Belt, Officers Report ([APPENDIX 3](#))

18. 🖐️ [EPF/1660/26](#) - Sheperds Cottage, Abridge Road, Chigwell, IG7 6BX

Certificate of Lawful Development for proposed ancillary outbuilding. (Building D).

To Note: Green Belt, Officers Report ([APPENDIX 3](#))

19. 🖐️ [EPF/1662/26](#) - Sheperds Cottage, Abridge Road, Chigwell, IG7 6BX

Certificate of Lawful Development for proposed ancillary swimming pool. (Building E)

To Note: Green Belt, Officers Report ([APPENDIX 3](#))

20. 🖐️ [EPF/1667/26](#) - 11, Lee Grove, Chigwell, IG7 6AD

Certificate of Lawful Development for proposed single storey ancillary outbuilding.

21. 🖐️ [EPF/1710/26](#) - 72A, Hainault Road, Chigwell, IG7 5DH

Certificate of Lawful Development Proposed Loft conversion with dormers

APPEALS

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

22. 🖐️ [EPF/0935/26](#) - AP-13706 - 6, Parklands, Chigwell, IG7 6LW

Two storey side extensions, single storey rear extension, internal and external alterations.

To Note: Householder Appeal

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.

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.

23. 🖐️ ITEMS FOR DISCUSSION THAT REQUIRE A DECISION

To consider the officer's report ([APPENDIX 4](#)) regarding the proposal for an additional 5G EE telecoms mast on Station Green and **AGREE** an appropriate course of action

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

Proposed as Thursday 8 October 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)