Chigwell PARISH COUNCIL

MEETING OF THE
PLANNING COMMITTEE

Date: Thursday 8 October 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. Osman Ali
Cllr Jamie Braha
Cllr Lisa Morgan-Skingsley
Cllr Debby Rye
Cllr Celina Jefcoate (Vice Chair)
Cllr Tosin Amuludun
Cllr Lorraine Clarke
Cllr Erika Skingsley
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: 2 October 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 24 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 18 and 25 September 2026

6. ✋ 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.

To Note: Members may wish to note that this is a replacement dwelling substantially larger than the existing house, with accommodation over three levels, and should consider its scale and massing within the plot and the adequacy of the proposed two parking spaces. Of particular importance, the applicant's ecological assessment identifies the existing building as having moderate suitability for roosting bats and requires two emergence surveys before demolition. Natural England's standing advice states that LPAs should not determine an application until all necessary protected-species surveys have been received and that survey requirements should not usually be deferred by planning condition, because the likely impact on protected species must be understood before permission is granted

7. ✋ 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)**

EPF/1339/26
Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form. (Revision to EPF/0685/26) - **APPROVED WITH CONDITIONS**

EPF/0685/26
Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form - **REFUSED (LPA OFFICER REPORT APPENDIX 3)**

EPF/0254/25
Proposed two storey rear extension, single storey side extension and first floor side build over - **REFUSED AND DISMISSED AT APPEAL (LPA OFFICER REPORT APPENDIX 4, PLANNING INSPECTOR REPORT APPENDIX 5)**

8. ✋ **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**)

9. ✋ **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.

To note: Members may wish to note that the property already benefits from approval for a 6 m single-storey rear extension and a lawful side extension with loft conversion, rear dormer and rooflights. The current proposal adds further side and rear enlargement, including a substantial first-floor rear extension, although the submitted plans do not indicate any obvious overlooking or parking issue. Members may therefore wish to focus on whether the additional first-floor depth and bulk would have an unacceptable overbearing impact on Nos. 68 or 72 and whether the cumulative scale of the development remains appropriate to the character of the dwelling and street

Planning History:

EPF/1922/25
Prior approval Part 1 Class A.1(ea): Larger home extension - 6m single storey rear extension - **PRIOR APPROVAL GIVEN**

EPF/1923/25
Certificate of Lawful Development for proposed single storey side extension and hip to gable loft conversion with rear dormer and front roof lights - **LAWFUL**

10. ✋ **EPF/1671/26 - 10, Lodge Close, Chigwell, IG7 6JL**

Double storey side extension and single storey front extension.

To note: Members may wish to note that the proposed 2-storey side extension replaces the existing detached garage but is set below the main roof ridge and retains a visible gap to No. 9. No obvious overlooking or significant neighbour amenity issue is apparent from the submitted plans. The main point requiring consideration is parking, as the garage is to be removed while the application states that existing parking arrangements will not be affected. Members may therefore wish to seek confirmation that adequate off-street parking will remain.

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

11. ✋ 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).

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

12. NONE

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

13. NONE

APPEALS

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

14. ✋ EPF/0942/26 - AP-13712 - 2, Green Lane, Chigwell, IG7 6LY

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

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.

15. ✋ ITEMS FOR DISCUSSION THAT REQUIRE A DECISION

To consider the items within the Officer's report (**APPENDIX 7**)

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

17. ✋ DATE OF THE NEXT MEETING

Proposed as Thursday 22 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 is 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)**