



## MEETING OF THE PLANNING COMMITTEE

Date: Thursday 12 February 2026  
Time: 6.30pm  
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members to be present:

CLlr Faiza Rivzi (Chair)	CLlr Tosin Amuludun
CLlr Lorraine Clarke	CLlr Osman Ali
CLlr Lisa Morgan-Skingsley	CLlr Debby Rye

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

Assistant to the Clerk: CLlr Celina Jefcoate

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

### **PL212/25 - APOLOGIES FOR ABSENCE**

Apologies were received and **ACCEPTED** from CLlr Elliot Costa, CLlr Rochelle Hodds and CLlr Erika Skingsley

### **PL213/25 - OTHER ABSENCES**

### **PL214/25 - DECLARATIONS OF INTEREST**

All members present of the Planning Committee declared a personal interest in Item 11 (EPF/0115/26) on the grounds that the applicant was a serving Parish Councillor. Accordingly, the planning application was neither considered nor voted upon by the committee

### **PL215/25 - MINUTES**

Members received and **CONFIRMED** the minutes of the meeting held 22 January 2026 ([Appendix 1](#))

### **PL216/25 - PUBLIC PARTICIPATION**

Three members of the public were in attendance

To **CONSIDER** the following applications received for the weeks ending 16, 23 and 30 January 2026

#### **PL217/25 - [EPF/0058/26](#) - 4, Chester Road, Chigwell, IG7 6AJ**

Part single-storey rear extension, terrace area on single storey rear extension, remove existing rear dormers to create first storey rear extension, Remodel roof to create crown top and 2 rear dormers, part first storey front extension.

One member of the public spoke in opposition

Chigwell Parish Council:

The Council **OBJECTS** on the grounds the proposed first-floor terrace/balcony would introduce an unacceptably intrusive form of overlooking into neighbouring homes and gardens, causing loss of privacy and harm to residential amenity. This conflicts with Local Plan Policy DM9, which requires proposals to “avoid overlooking and loss of privacy” and to integrate occupier wellbeing including “good sunlight, daylight and open aspects” to adjacent buildings/land and with the NPPF requirement to achieve “a high standard of amenity for existing and future users.”

The Parish Council also considers the scheme to be poor design, the altered/incongruent roof line and terrace/balcony detailing would fail to respect the established roofscape and would appear discordant in the street scene. This is contrary to Policy DM9, which expects “a high quality of design” and that development should “relate positively to its context”; and the NPPF is clear that “Development that is not well designed should be refused.”

Cllr Osman joined the meeting at 6.36pm

#### **PL218/25 - [EPF/0082/26](#) - 16, Millwell Crescent, Chigwell, IG7 5HY**

Replacement window positions/sizes at first floor. Additional side window to ensuite and change of external materials to the building.

Chigwell Parish Council:

No Objection

#### **PL219/25 - [EPF/0088/26](#) - 43, Meadow Way, Chigwell, IG7 6LR**

Demolition of the existing side extensions / garage, erection of double storey side and rear extensions, demolish existing roof over chalet bungalow and erection of new roof to same height and replace front dormer, provision of 3no dormers to the rear fol

Planning History:

Chigwell Parish Council:

No Objection

**PL220/25 - [EPF/0057/26](#) - 33, Meadow Way, Chigwell, IG7 6LR**

Outbuilding to the rear garden.

Chigwell Parish Council:

The Council **OBJECTS** on the grounds of its close proximity to the boundaries of neighbouring properties and the resulting impact on residential amenity. Given the siting and relationship to adjoining gardens, the development has the potential to introduce an overbearing presence and increase noise and general activity close to shared boundaries, to the detriment of neighbours' quiet enjoyment of their homes and gardens. The Parish Council considers that, as submitted, the proposal fails to demonstrate that it would avoid undue harm through loss of privacy, disturbance, or an unacceptable intensification of use within a sensitive residential setting.

If the Local Planning Authority is minded to approve the application, the Parish Council requests that any permission is subject to robust conditions to protect amenity and prevent the creation of a separate planning unit. In particular, the use must remain strictly incidental to the enjoyment of the main dwellinghouse and must not be used, marketed or made available as an independent unit of accommodation. A condition should expressly prohibit overnight stays/sleeping accommodation and any form of letting (including short-term/holiday use), and require that the building remains within the same planning unit and in the same ownership as the principal dwelling to ensure the use does not intensify to the ongoing detriment of neighbouring residents

**PL221/25 - [EPF/0093/26](#) - 6, Audleigh Place, Chigwell, IG7 5QT**

Demolish existing conservatory and replace with flat roof single storey extension.

Chigwell Parish Council:

No Objection

Cllr Rizvi left the meeting at 6.58pm. Cllr Rye took the Chair in her absence

**PL222/25 - [EPF/0115/26](#) - 10, Courtland Drive, Chigwell, IG7 6PN**

Proposed installation of 3 A/C units to the side elevations.

**Chigwell Parish Council:**

All members of the Planning Committee declared a personal interest in this application, on the grounds that the applicant is a serving Parish Councillor. Accordingly, the planning application was neither considered nor voted upon by the committee

Cllr Rizvi rejoined the meeting at 6.59pm

**PL223/25 - [EPF/0139/26](#) - 49, Mount Pleasant Road, Chigwell, IG7 5EP**

Single storey side extension. (See also EPF/0140/26).

Chigwell Parish Council:

The Council **OBJECTS** on design and character grounds. The submitted drawings show an expansive addition which reads as visually dominant and poorly resolved in its massing and roof form, including a long, largely unrelieved side elevation and an awkward, busy roofscape that fails to appear subordinate to the host dwelling.

The scheme therefore conflicts with Epping Forest District Local Plan Policy DM9 (High Quality Design), which requires development to “relate positively to their context” and “make a positive contribution to a place”, with particular regard to “the form, scale and massing prevailing around the site”.

The Parish Council is further concerned that the application is not supported by the information necessary to properly assess street-scene impact and roofline/townscape effects. No street-scene or meaningful context elevations/visualisations have been provided to demonstrate how the proposal would sit within the public view and the surrounding built form.

**PL224/25 - [EPF/0140/26](#) - 49, Mount Pleasant Road, Chigwell, IG7 5EP**

Proposed first floor side extension and alterations to roof (See also EPF/0139/26).

Chigwell Parish Council:

No Objection but members noted with disappointment that the application is not supported by the information necessary to properly assess street-scene impact and roofline/townscape effects. No street-scene or meaningful context elevations/visualisations have been provided to demonstrate how the proposal would sit within the public view and the surrounding built form

**PL225/25 - [EPF/0155/26](#) - 28, High Meadows, Chigwell, IG7 5JX**

Garage conversion into habitable room, ground floor single storey extension; extension to front porch.

Pitched roof over flat roof front porch and garage.

Chigwell Parish Council:

No Objection

**PL226/25 - [EPF/0091/26](#) - Rowans, 223 Lambourne Road, Chigwell, IG7 6JN**

TPO/EPF/28/82 (Ref: T23)

T1: Lime - Reduce in height to 4m at ground level, as specified

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

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

**PL227/25 - NONE**

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

**PL228/25 - [EPF/0156/26](#) - 28, High Meadows, Chigwell, IG7 5JX**

Ground floor single storey rear extension

Chigwell Parish Council:

No Comment

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)

**PL229/25 - [EPF/0081/26](#) - 20, Dacre Gardens, Chigwell, IG7 5HG**

Certificate of Lawful Development for hip to gable loft conversion, existing rear extension roof to be flattened.

Chigwell Parish Council:

No Comment

**PL230/25 - [EPF/0084/26](#) - 8, Linkside, Chigwell, IG7 5DN**

Certificate of Lawful Development for proposed hip to gable loft conversion and rear dormer.

**PL231/25 - [EPF/0087/26](#) - 15, Smeaton Road, Chigwell, IG8 8BD**

Certificate of Lawful Development for proposed erection of a pergola within the rear garden area

Chigwell Parish Council:

No Comment

**PL232/25 - [EPF/0123/26](#) - 17, Chester Road, Chigwell, IG7 6AH**

Certificate of Lawful Development for proposed outbuilding.

Chigwell Parish Council:

No Comment

**PL233/25 - [EPF/0173/26](#) - 24, The Orangery, High Road, Chigwell, IG7 6DL**

Certificate of Lawful Development for proposed outbuilding.

Chigwell Parish Council:

No Comment

**APPEALS**

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

**PL234/25 - NONE**

**PL235/25 - DECISIONS**

To note the attached decisions for January 2026 ([Appendix 4](#))

**PL236/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

**PL237/25 - DATE OF THE NEXT MEETING**

Confirmed as Thursday 26 February at 6.30pm

The meeting closed at 7.14pm