



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 10 September 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Celina Jefcoate (Vice Chair)
Cllr Jamie Braha	Cllr Lorraine Clarke
Cllr Lisa Morgan-Skinsley#	Cllr Faiza Rivzi#
Cllr Tosin Amuludun#	

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

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

1. **PL112/26 - APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Debby Rye

2. **PL113/26 - OTHER ABSENCES**

Cllr. Osman Ali, Cllr Rochelle Hodds, Cllr Erika Skingsley

3. **PL114/26 - DECLARATIONS OF INTEREST**

Cllr Costa declared a prejudicial interest in item 5, 72 Manor Road, on the grounds the applicant's partner was an employee and removed himself from the meeting for the item

4. **PL115/26 - PUBLIC PARTICIPATION**

None

To **CONSIDER** the following applications received for the weeks ending 21 and 28 August 2026

6.34pm - Cllrs Rizvi and Morgan joined the meeting

Cllr Costa left the meeting

5. PL116/26 - [EPF/1561/26](#) - 72, Manor Road, Chigwell, IG7 5PG

Subdivision and conversion of existing dwelling to create 6 flats.

To note: Officer Report ([Appendix 1](#))

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** to the application in its present form.

The proposal triggers the 40% affordable housing requirement under Policy H2 but provides none. The applicant relies on viability to justify reducing the requirement to zero. The Parish Council considers that no decision should be made until EFDC's independent viability review has been completed and published and the comments of EFDC's Affordable Housing Officer are available.

The Parish Council wishes to reconsider the application once that information is published and, if the application is reported to Planning Committee A or B, requests the opportunity to address that Committee before a decision is made.

Further concerns remain over the housing mix under Policy H1, parking and intensification under Policies T1 and DM9, and the Epping Forest SAC requirements under Policy DM2.

Cllr Costa rejoined the meeting

6. PL117/26 - [EPF/1597/26](#) - 42 Dickens Rise, Chigwell, IG7 6NY

Erection of a single storey ground floor rear extension.

Chigwell Parish Council:

No objection

6.45pm - Cllr Amuludun joined the meeting

7. PL118/26 - [EPF/1654/26](#) - 24, The Orangery, High Road, Chigwell, IG7 6DL

Replacement of existing tractor shed with new outbuilding (gym).

Chigwell Parish Council:

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

8. PL119/26 - [EPF/1638/26](#) - New Barns Farm Lane, Chigwell

Grade II Listed building consent for repair and replacement of section of wall.

Chigwell Parish Council:

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

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9. PL120/26 - [EPF/1605/26](#) - 49, Mount Pleasant Road, Chigwell, IG7 5EP

Single storey side extension.

The Council **OBJECTS** to this application. The previous application, EPF/0139/26, was refused because the side extension was considered excessively wide and bulky, with its scale, massing and proximity to the boundary resulting in a dominant addition that disrupted the proportions of the house and the spacing and rhythm of the street scene. EFDC considered this contrary to Policy DM9 of the Local Plan.

The current application does not satisfactorily demonstrate that those reasons for refusal have been overcome. In particular, no street-scene or contextual drawings have been provided to show how the extension would sit alongside neighbouring properties or address its effect on the established spacing and character of Mount Pleasant Road. The Parish Council therefore maintains its objection on design and character grounds.

10. PL121/26 - [EPF/1565/26](#) - Cedar Park, High Road, Chigwell, IG7 5AL

TPO/EPF/14/96 (Ref: W1)

T1: Robinia - Fell.

Chigwell Parish Council:

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.

11. PL122/26 - [EPF/1583/26](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Condition 11 Hard and Soft Landscaping of EPF/2560/24 Allowed on Appeal (Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping).

Chigwell Parish Council:

No Comment

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

12. PL123/26 - [EPF/1650/26](#) - 297, Copperfield, Chigwell, IG7 5NW

Proposed construction of 3.5 meter rear extension with maximum height 3 meter.

Chigwell Parish Council:

No Comment

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

13. PL124/26 - [EPF/1621/26](#) - 61, Brunel Road, Chigwell, IG8 8BE

Certificate of Lawful Development for proposed loft conversion with rear facing dormers and front roof lights.

Chigwell Parish Council:

No Comment

14. PL125/26 - [EPF/1599/26](#) - 42 Dickens Rise, Chigwell, IG7 6NY

Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

Chigwell Parish Council:

No Comment

APPEALS

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

15. PL126/26 - NONE

16. PL127/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

17. PL128/26 - DATE OF THE NEXT MEETING

Thursday 24 September at 6.30pm