



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 11 December 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members to be present:

| | |
|----------------------------|-------------------------------|
| Cllr. Elliot Costa (Chair) | Cllr Faiza Rivzi (Vice Chair) |
| Cllr. Osman Ali | Cllr Tosin Amuludun# |
| Cllr Erika Skingsley# | Cllr Lisa Skingsley-Morgan # |
| Cllr Debby Rye | |

Acting Clerk to the Council:

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 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

PL294/25 - APOLOGIES FOR ABSENCE

Were **RECEIVE** and **ACCEPTED** from Cllr Lorraine Clarke

PL295/25 - OTHER ABSENCES

Cllr Rochelle Hodds

PL296/25 - 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.

PL297/25 - MINUTES

To receive and confirm the minutes of the meeting held 27 November 2025 ([Appendix 1](#))

PL298/25 - 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 21 and 28 November 2025

PL299/25 - [EPF/2333/25](#) - Fulhams Farm Cottage / Annexe Fulhams Farm Cottage Pudding Lane, Chigwell, IG7 6BY

Application to modify S106 agreement to separate the dwellings for potential inheritance purposes.

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

The Council noted the lack of documentation including the relevant S106 document which meant it was not able to properly consider the matter

Cllr Skingsley joined the meeting at 18.33

Cllr Amuludun - joined the meeting at 18.34

Cllr Skingsley Morgan joined the meeting at 18.34

PL300/25 - [EPF/2339/25](#) - 8, Bracken Drive, Chigwell, IG7 5RF

Roof Extension & Addition of Front Porch.

Chigwell Parish Council:

The Committee **OBJECTS** on the basis that the design is poor, overly bulky and represents overdevelopment that would harm the character and appearance of the host dwelling, contrary to the design principles set out in the Epping Forest District Local Plan. The Council also noted the site's recent planning history, including the refusal of a front dormer (EPF/2439/24) and considers the current proposal fails to address those concerns in Local Plan terms.

PL301/25 - [EPF/2342/25](#) - 69, High Meadows, Chigwell, IG7 5JY

First Floor Rear Extension.

Chigwell Parish Council:

No objection

PL302/25 - [EPF/2368/25](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No.2 Rest Harrow and erection of two new dwellinghouses.)

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. The Council also notes the site's recent planning history and considers the current proposal fails to address those concerns in Local Plan terms.

PL303/25 - [EPF/2252/25](#) - 38, Park View, Chigwell, IG7 5DF

Proposed loft conversion, single storey rear extension and new outhouse in back garden. (Revised application to EPF/0028/25).

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. The Council also notes the site's recent planning history and considers the current proposal fails to address those concerns in Local Plan terms.

PL304/25 - [EPF/2288/25](#) - 41, Manor Road, Chigwell, IG7 5PL

TPO/EPF/10/74 (Ref: A1)

T4: Oak - Fell and replace, as specified.

T5, T6, T7: Hornbeam - Fell and replace, 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, Prior Approval Applications

PL305/25 - None

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

PL306/25 - 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)

PL307/25 - [EPF/2309/25](#) - 12, Mount Pleasant Road, Chigwell, IG7 5ER

Certificate of Lawful Development for proposed outbuilding

Chigwell Parish Council:

No comment

PL308/25 - [EPF/2311/25](#) - 65, Millwell Crescent, Chigwell, IG7 5HX

Certificate of Lawful Development for proposed hipped roof to either side for loft conversion with rear dormer.

Chigwell Parish Council:

No comment

PL309/25 - [EPF/2327/25](#) - 22, Meadow Way, Chigwell, IG7 6LP

Certificate of Lawful Development for proposed loft conversion with rear dormers.

Chigwell Parish Council:

No comment

PL310/25 - [EPF/2331/25](#) - 65, Millwell Crescent, Chigwell, IG7 5HX

Certificate Of Lawful Development for proposed garage conversion and ground floor rear extension.

Chigwell Parish Council:

No comment

PL311/25 - [EPF/2372/25](#) - 65, Millwell Crescent, Chigwell, IG7 5HX

Certificate of Lawful development for proposed single storey side extension.

Chigwell Parish Council:

No comment

APPEALS

Members noted the following:

PL312/25 - [EPF/1437/25](#) - AP-13575 - APP/J1535/W/25/[3375757](#) - 13, Bracken Drive, Chigwell, IG7 5RG

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement, rear patio and rear dormer.

Against a Refusal

PL313/25 - [EPF/0708/25](#) - AP-13577 - APP/J1535/D/25/3375809 - 18, Sylvan Way, Chigwell, IG7 4QB

Convert part of garage to ancillary accommodation, and alter elevations.

Householder Appeal - no written representations

PL314/25 - [EPF/0268/25](#) - AP-13571 - King William IV, High Road, Chigwell, IG7 6PJ - APP/J1535/W/25/[3375251](#)

Members **NOTED** the Council's response ([Appendix 7](#))

PL315/25 - [EPF/0754/25](#) - AP-13568 - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE - APP/J1535/W/25/[3375075](#)

Change of use from outbuilding to dwelling.

Members **NOTED** the Council's response ([Appendix 8](#))

PL316/25 - [EPF/2560/24](#) - AP-13564 - Hillside, Vicarage Lane, Chigwell, IG7 6LZ - APP/J1535/W/25/[3374583](#)

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.

Members **NOTED** the Council's response ([Appendix 9](#))

PL317/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

None

PL318/25 - DATE OF THE NEXT MEETING

Thursday 8 January at 6.30pm

The meeting closed at 18.43