



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 24 September 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

Cllr. Elliot Costa (Chair)	Cllr Tosin Amuludun
Cllr Lisa Morgan-Skinsley	Cllr Jamie Braha
Cllr Erika Skingsley (arrived 6.43pm)	

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. PL129/26 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from: Cllr Celina Jefcoate, Cllr Osman Ali, Cllr Lorraine Clarke, Cllr Rochelle Hodds and Cllr Debby Rye.

2. PL130/26 - OTHER ABSENCES

Cllr Faiza Rizvi.

3. PL131/26 - DECLARATIONS OF INTEREST

Councillor Jamie Braha declared a non-pecuniary interest in Agenda Item 8, PL136/26 – EPF/1680/26, 32 Ely Place, Chigwell, IG8 8AG, as he knows a party connected with the application. Councillor Braha confirmed that the interest was non-pecuniary and remained in the meeting for consideration of the item.

Councillor Lisa Morgan declared a non-pecuniary interest in Agenda Item 13, PL141/26 – EPF/1711/26, 19 Brook Rise, Chigwell, IG7 6AP, as she knows a party connected with the application. Councillor Morgan confirmed that the interest was non-pecuniary and remained in the meeting for consideration of the item.

4. PL132/26 - MINUTES

RESOLVED: That the minutes of the previous meeting held on 10 September 2026 be approved as a correct record and signed by the Committee Chairman ([APPENDIX 1](#))

5. PL133/26 - PUBLIC PARTICIPATION

None.

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

6. PL134/26 - [EPF/1664/26](#) - 47, Hainault Road, Chigwell, IG7 5DQ

Single storey rear extension.

Chigwell Parish Council: No objection

7. PL135/26 - [EPF/1678/26](#) - 51, Grange Crescent, Chigwell, IG7 5JD

Single storey rear extension

Chigwell Parish Council: No objection

8. PL136/26 - [EPF/1680/26](#) - 32, Ely Place, Chigwell, IG8 8AG

Loft conversion.

Chigwell Parish Council: No objection

9. PL137/26 - [EPF/1704/26](#) - 41, Hainault Road, Chigwell, IG7 5DQ

Proposed single storey glazed garden room to Southeast Elevation

Chigwell Parish Council: No objection

10. PL138/26 - [EPF/1725/26](#) - 29, Mount Pleasant Road, Chigwell, IG7 5EP

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

Chigwell Parish Council: No objection

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

11. PL139/26 - [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)).

Chigwell Parish Council: No Comment

12. PL140/26 - [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).

Chigwell Parish Council: No Comment

13. PL141/26 - [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).

Chigwell Parish Council: No Comment

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

14. PL142/26 - [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.

Chigwell Parish Council:

The Parish Council asks EFDC to confirm that the 8m projection has been measured from the rear wall of the original dwelling and that any earlier extension joined to the proposal has been included. EFDC should also confirm that the 50% site coverage test has been carried out taking account of the other buildings shown on the submitted masterplan. The Parish Council raises no separate concern about the effect on neighbouring properties.

15. PL143/26 - [EPF/1677/26](#) - 89, Hainault Road, Chigwell, IG7 5DL

Single storey rear extension 8M

Chigwell Parish Council: No Comment

16. PL144/26 - [EPF/1712/26](#) - 12, Mount Pleasant Road, Chigwell, IG7 5ER

Chigwell Parish Council: No Comment

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

17. PL145/26 - [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](#))

Chigwell Parish Council: Adopt officer report

The Parish Council asks EFDC to satisfy itself that the size and intended use of the building are genuinely incidental to Sheperds Cottage and would not provide separate residential accommodation. The building is shown at the critical distance of 2m from the boundary. If any part is within 2m, the permitted height would be limited to 2.5m. As the masterplan is not to scale, EFDC should require an accurate measurement of the distance between the building and the boundary. Building F should also be included in the overall site coverage calculation.

18. PL146/26 - [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](#))

Chigwell Parish Council: Adopt officer report

The Parish Council asks EFDC to confirm that the gym is genuinely incidental to the use of Sheperds Cottage and would not be capable of use as separate accommodation. Its height, distance from the boundaries and position within the residential curtilage should be checked. It should also be included in the overall 50% site coverage calculation with the extension and the other proposed buildings.

19. PL147/26 - [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](#))

Chigwell Parish Council: Adopt officer report

The Parish Council asks EFDC to check the size, height, boundary distance and location of the pool and any associated building and to include it in the overall 50% site coverage calculation. As the works will involve excavation within an area identified by National Gas as High Risk, EFDC should also confirm that the pipeline operator has considered this application and that the location of the pipeline and its protected area have been established.

20. PL148/26 - [EPF/1667/26](#) - 11, Lee Grove, Chigwell, IG7 6AD

Certificate of Lawful Development for proposed single storey ancillary outbuilding.

Chigwell Parish Council: No Comment

21. PL149/26 - [EPF/1710/26](#) - 72A, Hainault Road, Chigwell, IG7 5DH

Certificate of Lawful Development Proposed Loft conversion with dormers

Chigwell Parish Council: No Comment

APPEAL

Members **CONSIDERED** and **AGREED** the following:

22. PL150/26 - [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. PL151/26 - ITEMS FOR DISCUSSION THAT REQUIRE A DECISION

Members were advised that the officer report (Appendix 4) concerning the proposal for an additional EE 5G telecommunications mast on Station Green had not been completed in time for the meeting. It was further reported that legal advice was required before the matter could be properly considered.

RESOLVED: That consideration of the proposal be deferred to a future meeting to enable officers to complete the report and obtain the necessary legal advice.

24. PL152/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

None

25. PL153/26 - DATE OF THE NEXT MEETING

Thursday 8 October at 6.30pm