



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 23 October 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Faiza Rivzi (Vice Chair)
Cllr. Osman Ali	Cllr Lorraine Clarke

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 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

PL230/25 - APOLOGIES FOR ABSENCE

Apologies received and **ACCEPTED** from Cllr Tosin Amuludun, Cllr Rochelle Hodds , Cllr Lisa Skingsley-Morgan and Cllr Debby Rye

PL231/25 - OTHER ABSENCES

None

PL232/25 - DECLARATIONS OF INTEREST

All members present of the Planning Committee declared a personal interest in Item 6 (EPF/1504/25) on the grounds that the applicant was a serving Parish Councillor. Accordingly, the planning application was neither considered nor voted upon by the committee

PL233/25 - MINUTES

The minutes of the meeting held 9 October 2025 ([Appendix 1](#))

PL234/25 - PUBLIC PARTICIPATION

Two members of the public were present

To **CONSIDER** the following applications received for the weeks ending 3 and 10 October 2025

PL235/25 - [EPF/1504/25](#) - 10, Courtland Drive, Chigwell, IG7 6PN

Proposed ground floor rear extension, floor plan redesign, facade alterations, installation of wall mounted Air conditioner and all associated works.

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

PL236/25 - [EPF/1584/25](#) - 27, Mount Pleasant Road, Chigwell, IG7 5EP

Proposed single-storey rear/side extension to provide a disabled-access toilet.

Chigwell Parish Council:

No Objection

PL237/25 - [EPF/1958/25](#) - 20, Oak Lodge Avenue, Chigwell, IG7 5HZ

Proposed ground floor rear extension, part first floor rear and double storey side extension. Alterations to roof and front bay windows.

One member of the public spoke in objection. One written objection was received

Chigwell Parish Council:

The Council **OBJECTED** to the proposal on the basis that the extensions and alterations would cause an unacceptable loss of light to the adjoining property and would significantly reduce the effectiveness and revenue of the neighbour's solar panels. It was noted that similar temporary works nearby had already caused a substantial loss of solar income and that the increased roof height now proposed would further reduce the exposure of the panels.

The Council also considered that the proposed Juliette balcony would create overlooking into neighbouring gardens and rooms and would therefore harm the privacy of adjoining occupiers. One member of the public spoke in objection and one written objection was received.

PL238/25 - [EPF/1986/25](#) - 43, Meadow Way, Chigwell, IG7 6LR

Demolition of garage and side additions. New roof including raising of ridge height. rebuild front and creation of additional front and dormers and roof lights to rear, replacement porch and new fenestration.

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to this proposal. The works would result in the loss of the existing bungalow form which makes a positive contribution to the street scene in Meadow Way. Raising the ridge and adding extensive front and rear roof alterations would create a building of greater bulk and height than is typical in this part of Chigwell and would erode the more modest and lower profile character of neighbouring properties.

The Council also considers that the proposed front door and associated frontage detailing are not sympathetic to the prevailing design and appearance of surrounding dwellings and would appear out of keeping in the street.

PL239/25 - [EPF/1893/25](#) - Cornerways, Turpins Lane, Chigwell, IG8 8BA

Loft conversion, including roof alterations to facilitate the provision of one new home.

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to this proposal. The proposal would intensify the use of the site and result in a level of residential density that is out of keeping with the established character and spacious pattern of development in this part of Chigwell. This runs contrary to the aims of the Local Plan which seeks to ensure that new development respects local context and does not lead to overdevelopment of individual plots.

The council is also concerned about parking. The most recent Essex Parking Standards 2024 require a minimum of one parking space for each residential unit. The submitted proposal does not appear to make adequate on site provision to meet this standard. On a lane where on street parking opportunities are very limited any shortfall would be likely to lead to congestion and inconvenience for neighbouring residents and would therefore be contrary to both the Local Plan and the Essex Parking Standards 2024.

PL240/25 - [EPF/2021/25](#) - 338, Copperfield, Chigwell, IG7 5JR

Change of use from dwelling house Class (C3) to Children's Care Home Class (C2) for up to 2 children.

Chigwell Parish Council:

No Objections

PL241/25 - [EPF/1882/25](#) - Highfields, 12 Stradbroke Drive, Chigwell, IG7 5QX

TPO/EPF/15/88 (Ref: W1)

T13: Oak - Fell and replace, as specified.

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, Prior Approval Applications

PL242/25 - NONE

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

PL243/25 - [EPF/1955/25](#) - Roding Sports Centre, Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Approval of Details Reserved by Conditions 3 Cycle Parking, 4 Floodlighting and 5 Hard and Soft Landscaping of EPF/0687/24 (Construction of a padel tennis facility).

Chigwell Parish Council:

No Comment

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

PL244/25 - [EPF/1950/25](#) - 42, Love Lane, Chigwell, IG8 8BB

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

Chigwell Parish Council:

No Comment

PL245/25 - [EPF/1990/25](#) - 6, Westmede, Chigwell, IG7 5LR

Certificate of Lawful Development for proposed change of garage to habitable room.

Chigwell Parish Council:

No Comment

PL246/25 - [EPF/1993/25](#) - 211, Dehome, Lambourne Road, Chigwell, IG7 6JP

Certificate of Lawful Development for proposed change of garage to habitable room.

Chigwell Parish Council:

No Comment

PL247/25 - [EPF/1999/25](#) - 36, St Marys Way, Chigwell, IG7 5BX

Certificate of Lawful Development for proposed stationing of a mobile home for ancillary use.

Chigwell Parish Council:

No Comment

APPEALS

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

PL248/25 - EPF/1096/25 - [AP-13540](#) - 167A, Manor Road, Chigwell, IG7 5QB - APP/J1535/W/25/[3371829](#)

The Council's response to the appeal ([Appendix 8](#)) was **NOTED**

PL249/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

None

PL250/25 - DATE OF THE NEXT MEETING

Confirmed as Thursday 13 November at 6.30pm

The meeting closed at 6.58pm