Chigwell PARISH COUNCIL

MINUTES OF THE
PLANNING COMMITTEE

Date: Thursday 9 July 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Celina Jefcoate (Vice Chair) #
Cllr Faiza Rivzi	Cllr Tosin Amuludun
Cllr Lorraine Clarke	Cllr Debby Rye

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. PL52/26 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from: Cllr Rochelle Hodds, Cllr Erika Skingsley, Cllr Lisa Morgan-Skingsley

2. PL53/26 - OTHER ABSENCES

Cllr. Osman Ali

3. PL54/26 - 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.

4. PL55/26 - MINUTES

To receive and confirm the minutes of the meeting held 25 June 2026 **(Appendix 1)** as an accurate representation of what took place

5. PL56/26 - PUBLIC PARTICIPATION

There were 30 members of public present. The Chair prosed and it was **AGREED** to vary the order of the agenda and item 9 was considered first

Members **CONSIDERED** the following applications received for the weeks ending 19 and 26 June 2026

#Cllr Jefcoate joined the meeting at 6:39pm

6. PL57/26 - EPF/1208/26 - 15, Great Owl Road, Chigwell, IG7 6AL

Demolition of existing dwelling and construction of replacement house with vehicular entrance gates. (Amended application to EPF/0798/25).

Chigwell Parish Council:

No Objection

7. PL58/26 - EPF/1033/26 - 203 High Road, Chigwell, IG7 5BJ

Single storey and two storey side and rear extension, front porch, conversion of garage into habitable room, enlargement of front and rear dormers, erection of dormer on the side extension cat-slide roof, erection of three rear roof dormers and installation of rooflights to the front roofslope.

Chigwell Parish Council:

No Objection

8. PL59/26 - EPF/1198/26 - 51 Lee Grove, Chigwell, IG7 6AD

Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer, front roof lights and front dormer.

To Note: Officer report **(Appendix 4)**

Chigwell Parish Council:

Chigwell Parish Council notes the recent planning history at 51 Lee Grove. A previous scheme was refused under EPF/1880/23 because EFDC considered parts of the proposal to be excessive and prominent. A revised scheme was later approved under EPF/0223/24.

The Council recognises that most of the current proposal is materially similar to the scheme already approved by EFDC. The main new element is the proposed front dormer.The Council also notes that the Lee Grove street scene already includes front dormers, including on neighbouring properties and notes these may not always benefit the street scene

The Council asks EFDC to consider carefully whether the proposed dormer is proportionate and well-related to the host dwelling. The Council is concerned that it may add further bulk and visual complexity to the front roof slope of a house already approved for substantial enlargement.
The Council asks EFDC to ensure that the proposal complies with the design aims of Policy DM9 of

the Epping Forest District Local Plan and, if necessary, to require the front dormer to be reduced or omitted

9. PL60/26 - EPF/1124/26 - 54, Fontayne Avenue, Chigwell, IG7 5HF

12 residents spoke in opposition.

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

To Note: Officer report **(Appendix 6)**

Chigwell Parish Council:

Chigwell Parish Council **STRONGLY OBJECTS** to application EPF/1124/26 and asks EFDC to refuse planning permission.

The Council objects because the proposal would change the use of an existing C3 dwelling house to a C2 children's care home operating on a 24-hour staffed basis. Although the proposal is described as being for two children, the submitted information confirms that the use would involve daytime care staff, night staff, staff handovers, a registered manager, a responsible individual, Regulation 44 visits and other professional or family visits. The Council considers that this would be materially different from ordinary private residential occupation.

The Council's concern is not about the children who may live at the property. The concern is the planning effect of the proposed use. The application would introduce an organised C2 institutional use into a quiet residential street, with a pattern of staffing, management, visiting and vehicle movements beyond that normally associated with a single family dwelling. The Council considers that this would harm the residential character of Fontayne Avenue and the amenities of nearby residents, contrary to the aims of Local Plan Policy DM9, which requires development to be appropriate to its context and to protect neighbouring amenity.

The Council is not satisfied that the submitted information provides a sufficiently clear, binding or enforceable management framework. The application relies on broad assurances about how the use would be managed, but it does not demonstrate with sufficient certainty how staffing, shift handovers, professional visits, family visits, parking, refuse arrangements, use of the garden, noise, neighbour complaints and future intensification would be controlled in practice. If the applicant relies on careful management as part of its case, that management regime should be fully set out and capable of being secured and monitored.

The Council also objects on parking grounds. ECC Highways' no-objection does not resolve the planning issue of parking adequacy. EFDC remains responsible for assessing whether the parking provision is acceptable having regard to planning policy, residential amenity and the risk of overspill parking.

The Essex Parking Guidance 2024 identifies the parking standard for C2 residential care homes, sheltered accommodation and assisted living as one space per full-time equivalent staff member plus one visitor space per six beds. The application form states that the proposal would involve four full-time equivalent employees. Applying the Essex Parking Guidance, the proposal would require at least five parking spaces. Only two spaces are proposed.

The applicant has not submitted a parking survey, parking accumulation assessment or enforceable travel plan to demonstrate that this shortfall can be accommodated without overspill parking onto

Fontayne Avenue or nearby residential streets. Encouraging staff or visitors to use public transport or car share is not sufficient to demonstrate that parking demand will be reduced in practice. The Council asks EFDC to assess whether Fontayne Avenue can safely and appropriately accommodate the additional traffic and parking demand likely to arise from rotating staff, shift changes, management attendance and professional visits.

The Council is also concerned about noise and disturbance. A 24-hour staffed care home is different from a normal family dwelling because staff handovers, vehicle movements and operational activity may occur early in the morning, late in the evening or overnight. No acoustic assessment or noise impact assessment appears to have been submitted. EFDC should require sufficient evidence to assess whether the proposed use would protect neighbouring amenity, or explain clearly why such evidence is not required.

The proposal would also result in the loss of a conventional C3 family dwelling. The Council accepts that specialist care accommodation can meet an important social need, and the NPPF requires planning decisions to consider the needs of different groups in the community, including looked-after children. However, the applicant has not demonstrated that the benefit of two placements outweighs the planning harm arising from the change of use, the operational intensity and the inadequate parking provision. This is particularly relevant in circumstances where EFDC's latest monitoring confirms that the Council is unable to demonstrate a five-year housing land supply.

The applicant relies on wider need for children's residential care accommodation. If EFDC gives significant weight to that claimed benefit, the Council asks EFDC to require clear evidence of local need, including whether the proposal is supported by, or has been discussed with, Essex County Council Children's Services or relevant commissioning officers. The Council is not asking EFDC to determine Ofsted, safeguarding or care regulation matters, but the needs profile of the children and the proposed operating model are relied upon by the applicant as part of the planning case. EFDC should therefore be satisfied that the submitted information is sufficient to assess the land-use impacts of the proposal.

The Council also asks EFDC to consider the application against the NPPF objective of creating healthy, inclusive and safe places. The Council's concern is that the application does not provide enough site-specific information to assess how this use would operate safely and compatibly within this residential setting, particularly in relation to staffing, risk management, neighbour amenity, parking, access and day-to-day management. Planning decisions should aim to achieve healthy, inclusive and safe places.

The Council further asks EFDC to address Epping Forest SAC and Habitats Regulations matters in full and to apply a clear and consistent approach in light of the recent EPF/0550/26 decision at 211 Fencepiece Road. Planning permission should not be granted unless EFDC is satisfied, as competent authority, that the Habitats Regulations are complied with and that any required mitigation has been secured.

For these reasons, Chigwell Parish Council asks EFDC to refuse planning permission. If EFDC officers are minded to recommend approval, the Parish Council asks that the application is referred to the appropriate EFDC Planning Committee and that the Parish Council is given the opportunity to speak.

10. PL61/26 - EPF/0570/26 - 7 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

Proposed two storey side extension.

Chigwell Parish Council:

No Objection but **NOTED** with disappointment the lack of a street scene

11. PL62/26 - EPF/1152/26 - 7, Lambourne Close, Chigwell, IG7 6EB

First Floor Front Extension, Single Storey Rear Extension, Garage Conversion and associated works.

Chigwell Parish Council:

Members **NOTED** the presence of protected tress and had No Objection subject subject to all relevant Officers deeming this application acceptable

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition.
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12. PL63/26 - EPF/1253/26 - 142, Manor Road, Chigwell, IG7 5PR

Approval of Details Reserved by Conditions 5 Types and Colours of External Finishes and 15 Landscaping of EPF/2513/24 (Variation of condition 2 'Plan no's' on permission EPF/1905/22 (Demolition of 1 x detached dwelling and an erection of two buildings to accommodate 9 x 2 bed flats, along with parking amenity and landscaping)).

Chigwell Parish Council:

No comment

13. PL64/26 - EPF/1257/26 - 30, Verviers, Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 11 Construction Management Plan of EPF/0446/25 (Demolition of existing single storey garden room. Erection of new garden room with basement and outdoor LED screen).

Chigwell Parish Council:

No comment

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

14. PL65/26 - NONE

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

15. PL66/26 - NONE

APPEALS

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

16. PL67/26 - AP-13675 - EPF/0550/26 - 211, Fencepiece Road, Chigwell, IG7 5EB - Appeal ref 6011090

Change of use from C3 to C2 (Children's Home). No external changes. Previously granted C3(b) use.

Written Representations due by: 23 July

Members **CONSIDERED** and **AGREED** to delegate authority to officers to submit representations to the Planning Inspectorate by 23 July supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

17. PL68/26 - SPECIAL MEASURES

Members **CONSIDERED** the placing of EFDC in special measures and **AGREED** that the Clerk would ask EFDC to supply the specific details of the 49 decisions that led to Special Measures being supplied. It was further **AGREED** that the implementation of a Neighbourhood Plan should be made a priority and the Clerk was asked to review the process and advise on the next steps. It was **AGREED** the F&G committee would review the budgets available

18. PL69/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

19. PL70/26 - DATE OF THE NEXT MEETING

Thursday 23 July at 6.30pm