



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 12 March 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Lorraine Clarke
Cllr Celina Jefcoate	Cllr Erika Skingsley
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. **PL253/25 - APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Lisa Morgan-Skingsley and Cllr Tosin Amuludun

2. **PL254/25 - OTHER ABSENCES**

Cllr Faiza Rivzi, Cllr.Osman Ali, Cllr Rochelle Hodds

3. **PL255/25 - DECLARATIONS OF INTEREST**

Cllr Lorraine Clarke declared a personal interest in item 7 (Limes Farm County Infants School And Nursery) on the grounds she was a volunteer at the school. She delivered it would not influence her decision and she would remain in the meeting and vote on the matter

4. **PL256/25 - MINUTES**

Members received and **CONFIRMED** the minutes of the meeting held 26 February 2026 ([Appendix 1](#)) as an accurate record of what took place

5. PL257/25 - PUBLIC PARTICIPATION

None

To **CONSIDER** the following applications received for the weeks ending 20 and 27 February 2026

6. PL258/25 - [EPF/0291/26](#) - 19, Brook Rise, Chigwell, IG7 6AP

Demolition of an existing two storey chalet and construction of a replacement self-build new dwelling.

Chigwell Parish Council:

The Council **OBJECTS** on the basis the proposed replacement dwelling is considered to be overly large and poorly designed for this plot, and would appear out of keeping with the character of Brook Rise. The existing chalet bungalow would be replaced by a much bulkier and more dominant building with greater height, massing and visual impact, resulting in a 2.5-storey form that would sit awkwardly in the street scene. In the Council's view, this is not a sympathetic replacement dwelling and would cause harm to the character and appearance of the area.

The Council also considers that the proposal would result in the loss of a bungalow contrary to Policy H1 E of the EFDC Local Plan 2011–2033 (2023). The Local Plan makes clear that a bungalow can still include accommodation within the roof space, served by rooflights or dormers, without losing its status as a bungalow. However, where a scheme introduces first-floor accommodation as well as rooms within the roof above, the building can no longer properly be regarded as a bungalow. That is the case here. The proposal would therefore lead to the loss of this type of dwelling, which is harmful not only in terms of accessibility and character, but also because it reduces the range of dwelling sizes and types available within the area.

7. PL259/25 - [EPF/0306/26](#) - Limes Farm County Infants School And Nursery, Limes Avenue, Chigwell, IG7 5LP

Proposed pergola and associated external works.

Chigwell Parish Council:

No objection

8. PL260/25 - [EPF/0297/26](#) - 98, Hainault Road, Chigwell, IG7 5DH

First floor rear extension, loft conversion with rear dormer extension and hip to gable, along with internal alterations.

Chigwell Parish Council:

The Council **OBJECTS** to application EPF/0297/26. Taken together, the first-floor rear extension, loft conversion, rear dormer and hip-to-gable alteration would add excessive bulk to what is currently a semi-detached house with a more balanced roof form. Rather than reading as a subordinate extension, the proposal would make this half of the pair appear top-heavy and visually unbalanced, particularly when compared with the attached neighbouring property. The loss of the existing hipped roof and its replacement with a much squarer gable end, together with the large

rear dormer, would give the house a heavier and more dominant appearance that would be out of keeping with both the host dwelling and the street scene.

The Council is also concerned about the effect on neighbouring amenity and the overall scale of what is being proposed. The amount of built form being added at first-floor and loft level would create a more overbearing presence when viewed from adjoining properties and rear gardens, and would materially increase the visual mass of the dwelling. While the plans show obscure glazing to flank windows, that does not overcome the more fundamental concern that the scheme is simply too bulky and disproportionate. In the Council's view, the proposal goes beyond a sympathetic extension and instead creates an enlarged building envelope that appears more akin to an intensified form of development, which is not appropriate in this established residential setting

9. PL261/25 - [EPF/0321/26](#) - 10, Daleside Gardens, Chigwell, IG7 6PR

Enlarged rear dormer with Juliette balcony, along with relocation of feature rear balcony.

Chigwell Parish Council:

No objection

10. PL262/25 - [EPF/2565/25](#) - 244, Lambwood Heights, Lambourne Road, Chigwell, IG7 6HX

Proposed Change of Use of 1 No. Lounge / Diner and Sluice room into 2 No. additional care home bedrooms to create a total of 75 beds within the existing care home.

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

11. PL263/25 - [EPF/2569/25](#) - 93, Manor Road, Chigwell, IG7 5PN

Demolition of existing dwelling house and outbuildings, amendment to access, erection of 3 no. detached dwellings with garages, landscaping and associated development thereto.

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to application EPF/2569/25 on the grounds that, although the principle of three dwellings on the site has been established, the current proposal represents an over-intensive and cramped form of development, with an unsatisfactory access and parking arrangement in practical terms, and likely harm to neighbouring amenity from the shared access and associated activity.

If Epping Forest District Council is minded to approve the application, the Parish Council requests conditions controlling parking and turning areas, visitor parking, landscaping, boundary treatment, construction management and external lighting

12. PL264/25 - [EPF/0225/26](#) - Land adjacent to Jessica Chase Lane Chigwell Essex IG7 6JW

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust. (Revised application to EPF/0350/25).

Chigwell Parish Council:

The Council **OBJECTS** to application EPF/0225/26 because the proposed development would result in an overly large building within the Metropolitan Green Belt and would harm the openness of the site. The Parish Council does not consider that the benefits put forward are sufficient to outweigh that harm.

If Epping Forest District Council is minded to approve the application, the Parish Council requests conditions controlling the use of the building, external lighting, parking, drainage and any further structures or works on the site.

13. PL265/25 - [EPF/0366/26](#) - 101, Grange Crescent, Chigwell, IG7 5JD

Two storey side / rear and single storey rear extensions, plus loft conversion with one side, one rear and four front facing roof-light windows, plus a rear facing dormer window.

Chigwell Parish Council:

The Council **OBJECTS** to application EPF/0366/26. Taken as a whole, the two-storey side and rear extensions, single-storey rear extension and loft conversion would create an overly large and visually complicated form of development that is not in keeping with the character of the existing house or the wider street scene. The proposal would materially enlarge the dwelling, add substantial bulk to the side and rear, and introduce a much heavier roofscape through the rear dormer and multiple front roof-lights. In the Council's view, the cumulative effect would be to erode the balanced appearance of this semi-detached pair and leave No. 101 appearing overextended and out of proportion within the frontage.

The Council is also concerned that the proposal represents an overdevelopment of this plot and would have an unacceptable impact on neighbouring amenity. The amount of built form being added, particularly at two-storey level and within the roof, would create a more dominant and enclosing development when viewed from adjoining properties and gardens, especially on the open side of the site toward No. 99. The enlarged rear projection and additional upper-floor accommodation would add to the sense of bulk and intensification, and the scale of the works goes well beyond what could reasonably be regarded as a sympathetic householder extension.

14. PL266/25 - [EPF/0241/26](#) - 65, Tomswood Road, Chigwell, IG7 5QR

TPO/EPF/21/09 (Ref: T41)

T4: 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

15. PL267/25 - [EPF/0375/26](#) - 15A, Foxwood, Stradbroke Drive, Chigwell, IG7 5QU

TPO/EPF/50/08 (Ref: T10 & T15)

T1 & T2: Hornbeam - Pollard to crown break, 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

16. PL268/25 - [EPF/0398/26](#) - 21, Woolhampton Way, Chigwell, IG7 4QQ

TPO/EPF/28/82

T40: Oak - Crown reduce height and spread by up to 2m, 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, 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

17. PL269/25 - [EPF/0288/26](#) - 19, Orchard Way, Chigwell, IG7 6EE

Approval of Details Reserved by Conditions 6 Types and Colours of external finishes, 7 Hard and Soft Landscaping and 17 Broadband of EPF/0463/20 Allowed on Appeal (The erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, amenity space and landscaping).

Chigwell Parish Council:

No Comment

18. PL270/25 - [EPF/0330/26](#) - 13, Brook Parade, Chigwell, IG7 6PF

Approval of Details Reserved by Condition 8 Construction Method Statement of EPF/2701/19 Allowed on Appeal (Proposed construction of an additional storey comprising of x6 no. two bedroom flats).

To Note: Chigwell Parish Officer Report ([Appendix 10](#))

Chigwell Parish Council:

The Council **OBJECTS** to the discharge of Condition 8

While the revised CMS is an improvement on the previous submission, it remains insufficiently precise, insufficiently site-specific and insufficiently enforceable to satisfy the requirements of the condition. The application should not be approved unless and until a fully detailed and annotated site logistics / traffic management package is submitted showing:

- (i) operative and visitor parking arrangements
- (ii) delivery, loading and unloading arrangements
- (iii) plant, material and waste storage locations
- (iv) hoarding lines, gates and fencing positions
- (v) segregated pedestrian routes and any necessary protective measures
- (vi) lifting exclusion zones and maintained occupier access
- (vii) resolved emergency and contact arrangements throughout the construction period

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

19. PL271/25 - [EPF/0328/26](#) - 362, Fencepiece Road, Chigwell, IG7 5DY

Single-storey rear 6.0m extension

Chigwell Parish Council:

No Comment

20. PL272/25 - [EPF/0377/26](#) - 62, Grange Crescent, Chigwell, IG7 5JF

Single Storey Rear Extension projecting 6m to the rear

Chigwell Parish Council:

No Comment

21. PL273/25 - [EPF/0417/26](#) - 57, Lechmere Avenue, Chigwell, IG7 5HA

Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6 metres, height to eaves of 3 metres & a maximum height of 3.50 metres for a single storey rear extension.

Chigwell Parish Council:

No Comment

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)

22. PL274/25 - [EPF/0376/26](#) - 62, Grange Crescent, Chigwell, IG7 5JF

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

Chigwell Parish Council:

No Comment

APPEALS

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

23. PL275/25 - NONE

24. PL276/25 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

Members asked that any revision of EPF/ is brought before committee for consideration

25. PL277/25 - DATE OF THE NEXT MEETING

To be confirmed as Thursday 26 March at 6.30pm

The meeting closed at 6.49pm