



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 13 November 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 Lorraine Clarke	Cllr Lisa Skingsley-Morgani #

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

PL251/25 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from: Cllr Debby Rye and Cllr Rochelle Hodds

PL252/25 - OTHER ABSENCES

None

PL253/25 - DECLARATIONS OF INTEREST

Cllr Rizvi declared an interest in items 8 (104 Manor Road) in that she may know the applicant. She considered the interest would not fetter her decision and she would remain in the room.

Cllr Skingsley Morgan declared an interest in items 9 and 18 (Oak Lodge Ave) on the basis she lived in the same road. She considered the interest would not fetter her decision and she would remain in the room.

PL254/25 - MINUTES

The minutes of the meeting held 23 October 2025 ([Appendix 1](#)) were **AGREED** as an accurate representation of what took place

PL255/25 - PUBLIC PARTICIPATION

One member of the public was present

To **CONSIDER** the following applications received for the weeks ending 17, 24 and 31 October 2025

Cllr Osman joined the meeting at 6.37pm

PL256/25 - [EPF/2105/25](#) - Home Farm, High Road, Chigwell, IG7 6DL

Demolition of existing industrial units and removal of hard standing. Removal of assorted fences, hedges, and walls. Erection of 9 no. single dwelling-houses located on the area of previously developed land encompassing the footprint of the existing structures.

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 proposal would intensify the use of the site and introduce 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 is contrary to the aims of the Local Plan, which seeks to ensure that new development respects the local context and does not lead to overdevelopment of individual plots.

No very special circumstances have been demonstrated and the proposal would place an undue load on local infrastructure. As the site lies outside the village envelope, the development would be likely to result in increased car usage and the spread of domestic paraphernalia, both of which would harm the openness and visual amenities of the Green Belt. Very special circumstances would need to be clearly identified and robustly assessed.

If, however, all relevant officers deem this application acceptable, with or without amendment, and an appropriate contribution is secured towards transport and health infrastructure serving Chigwell, the Council would be willing to waive this objection.

Cllr Ali left the meeting at 6.39pm

Cllr Skingsley Morgan joined the meeting at 6.40pm

PL257/25 - [EPF/2128/25](#) - 81, Christies, High Road, Chigwell, IG7 6DP

Change of use from (Class C3) dwellinghouse to (Class C2) residential institution – to provide boarding accommodation for 6th form international students to live on the school campus.

To Note: Listed Grade II in Conservation Area

Chigwell Parish Council:

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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

PL258/25 - [EPF/1838/25](#) - 104 Manor Road, Chigwell, IG7 5PQ

Part demolition and part new build, loft conversion, double storey rear extension and internal alterations.

Chigwell Parish Council:

The Council **OBJECTS** due to poor design, loss of light, overbearing impact and loss of neighbouring amenity. The proposal is considered to be poor design and unsympathetic to character of the local area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033

PL259/25 - [EPF/2157/25](#) - 33, Oak Lodge Avenue, Chigwell, IG7 5JA

Erection of front porch, two storey side extension, two storey part single storey rear extension and loft conversion with rear dormer and front skylights.

Chigwell Parish Council:

The Council **OBJECTS** to this application. The proposal is considered to be of poor design and unsympathetic to the character and appearance of the local area. In particular, the proposed roofline is not in keeping with the existing dwelling or the surrounding street scene, and as such the development fails to comply with Policy DM9 of the Epping Forest District Local Plan 2011–2033.

By reason of its scale, bulk and siting, the proposal would have an overbearing impact on neighbouring properties and result in an unacceptable loss of light, causing material harm to neighbouring amenity. The development would therefore lead to a loss of neighbouring amenity through over-dominance, loss of light and an increased sense of enclosure, contrary to Policy DM9.

Furthermore, the submitted plans are not accurate or complete, as the existing garden room is not correctly detailed. This omission prevents a proper and full assessment of the cumulative impact of the development on neighbouring properties and on the character of the site.

#Cllr Ali joined at 7.47pm

PL260/25 - [EPF/2167/25](#) - 48, Chigwell Rise, Chigwell, IG7 6AG

Erection of rear, and front first floor extensions, and new roof and rooms in the loft with front and rear dormers and rooflight windows

Chigwell Parish Council:

The Council **OBJECTS** to this application. The proposal is considered to be of poor design and unsympathetic to the character and appearance of the local area. In particular, the proposed rear

dormer is not in keeping with the existing dwelling and as such the development fails to comply with Policy DM9 of the Epping Forest District Local Plan 2011–2033.

By reason of its scale, bulk and siting, the proposal would therefore lead to a loss of neighbouring amenity through over-dominance and overlooking contrary to Policy DM9.

PL261/25 - [EPF/2199/25](#) - 61, High Meadows, Chigwell, IG7 5JY

Retrospective application for garage conversion to habitable room.

Chigwell Parish Council:

No Objection

PL262/25 - [EPF/2221/25](#) - 225, Fencepiece Road, Chigwell, IG7 5EB

Proposed two storey front extension and roof remodelling for loft conversion and proposed rear dormer.

One member of the public spoke in support of the application

Chigwell Parish Council:

The Council has **NO OBJECTION** subject to the front window being glazed to prevent light pollution and to protect the amenity of future occupants

PL263/25 - [EPF/2191/25](#) - Chigwell School, 133 High Road, Chigwell, IG7 6QF

TPO/EPF/13/02

T3: Oak - Prune overhanging branches to previous points.

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

PL264/25 - [EPF/2190/25](#) - 16, Oak Lodge Avenue, Chigwell, IG7 5HZ

TPO/EPF/02/18

T1: Oak - Crown reduce by up to 2.5m, 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

PL265/25 - [EPF/2127/25](#) - 2, Tomswood Road, Chigwell, IG7 5QW

TPO/EPF/14/09

G7: 2 x Oak - Crown lift by up to 4.5m from ground, as specified.

T4: Oak - Reduce away from boundary by up to 1.5m, as specified.

T9: Hornbeam - Crown lift by up to 6m from ground, as specified.

T10: Oak - Crown lift by up to 6m from ground, as specified. Remove dead lateral branch, 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

CONSULTATIONS RECEIVED BY THE COUNCIL

PL266/25 - PROPOSED BASE STATION UPGRADE AT CHIGWELL ROW, BLOCK E, THE BOWLS, VICARAGE LANE, CHIGWELL, ESSEX, IG7 6ND

To **CONSIDER** the correspondence received ([Appendix 8](#)) and **AGREE** an appropriate course of action

Chigwell Parish Council:

No Comment

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

PL267/25 - [EPF/1918/25](#) - 58, Bracken Drive, Chigwell, IG7 5RD

Erection of a single storey rear extension.

Chigwell Parish Council:

No Comment

PL268/25 - [EPF/1922/25](#) - 70, Grange Crescent, Chigwell, IG7 5JF

6m single storey rear extension

Chigwell Parish Council:

No Comment

PL269/25 - [EPF/2177/25](#) - 20, Lambourne Crescent, Chigwell, IG7 6EY

Demolition of existing 3m deep extension to be replaced with 5m deep extension. 3m maximum height.

Chigwell Parish Council:

No Comment

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

PL270/25 - [EPF/2224/25](#) - 18, Manor Road, Chigwell, IG7 5PD

Approval of Details Reserved by Condition 3 Surface Water Drainage of EPF/2568/22 (Lower ground floor rear extension and front extension, Ground floor rear and front elevation change of roof with side dormers to make habitable).

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)

PL271/25 - NONE

APPEALS

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

PL272/25 - [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.

Against a Refusal: Written Representations due Monday 1 December

Members considered the appeal and **AGREED** that the matter would be delegated to the Clerk to draft and submit a response

PL273/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

The Acting Clerk reported that the Health and Safety Executive (HSE) had been advised of unsafe building practices at Brook Parade.

Cllr Skingsley Morgan reported that the missing “No Entry” sign at Brook Mews was resulting in two-way traffic along that road. It was agreed that she would report this matter to Essex Highways in her capacity as a district councillor and report back to the Planning Committee in due course.

PL274/25 - DATE OF THE NEXT MEETING

Confirmed as Thursday 27 November at 6.30pm