



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 10 July 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 Lorraine Clarke
Cllr Lisa Morgan	

Acting Clerk to the Council:

Cllr Celina Jefcoate

PL071/25 - APOLOGIES FOR ABSENCE

Apologies received and **ACCEPTED** from Cllr Rochelle Hodds, Cllr Debby Rye and Cllr Tosin Amuludun

PL072/25 - OTHER ABSENCES

Cllr Alana Aradeon

PL073/25 - DECLARATIONS OF INTEREST

Cllr Rizvi declared in relation to item 9 (Meadow Way) that she lived in an adjoining road. She deemed it would not influence her decision and she would remain in the meeting.

PL074/25 - MINUTES

The minutes of the meeting held 26 June 2025 were **CONFIRMED** ([Appendix 1](#))

PL075/25 - PUBLIC PARTICIPATION

One member of the public was in attendance. The Chair moved item 12 to the beginning of the agenda.

Council **CONSIDERED** the following applications received for the weeks ending 20 and 27 June 2025

PL076/25 - [EPF/1140/25](#) - 21, Tomswood Road, Chigwell, IG7 5QP

Proposed front and side extensions to include loft conversion and internal reconfiguration.

One member of the public spoke in support

Chigwell Parish Council Comment:

No Objection

Cllr Rizvi joined the meeting

PL077/25 - [EPF/1096/25](#) - 167A, Manor Road, Chigwell, IG7 5QB

Loft Conversion

Chigwell Parish Council Comment:

No Objection

PL078/25 - [EPF/1144/25](#) - 62, Bracken Drive, Chigwell, IG7 5RD

Demolition of existing house and erection of a new bungalow, incorporating pitched roof and dormers.

Chigwell Parish Council Comment:

The Council **OBJECTS** on the grounds it considers the previous reasons for refusal have not been adequately met and the proposal would have a harmful impact upon character and appearance
Planning History:

PL079/25 - [EPF/0871/25](#) - 13, Whitehall Close, Chigwell, IG7 6EQ

Double storey side extension.

Chigwell Parish Council Comment:

The Council **OBJECTS** on the grounds it considers the previous reasons for refusal have not been adequately met. The proposals in terms of their siting, form and design would appear discordant which would fail to respect the host dwelling and fail to positively relate to its context

PL080/25 - [EPF/1010/25](#) - 43, Meadow Way, Chigwell, IG7 6LR

Erection of two storey rear extension and single storey side extension, new front porch and new front boundary wall with additional entrance.

Chigwell Parish Council Comment:

The Council **OBJECTS** on the grounds it considers the proposals in terms of the form and design of the roof would appear as a discordant feature which would fail to respect the host dwelling and fail to positively relate to its context

PL081/25 - [EPF/1094/25](#) - 130, Manor Road, Chigwell, IG7 5PR

Proposed First Floor Side Extension.

Chigwell Parish Council Comment:

No Objection

PL082/25 - [EPF/1202/25](#) - 237, Fencepiece Road, Chigwell, IG7 5EB

Variation of condition 2 plan numbers of EPF/2743/19 (Proposed two storey side & rear extension with some work to the front elevation (Revised application to EPF/2029/18).

Chigwell Parish Council Comment:

No Objection

PL083/25 - [EPF/1172/25](#) - 80, Bracken Drive, Chigwell, IG7 5RD

Single ground floor front and rear extension including front porch and rear roof extension with front and rear dormer windows rooflight window to the sides.

Chigwell Parish Council Comment:

No Objection

PL084/25 - [EPF/1201/25](#) - 4, Lingmere Close, Chigwell, IG7 6LH

Single storey rear and side extension.

Chigwell Parish Council Comment:

No Objection

PL085/25 - [EPF/1204/25](#) - 36, Dacre Gardens, Chigwell, IG7 5HG

Demolition of existing garage and construction of a single storey side and rear extension.

Chigwell Parish Council Comment:

The Council **OBJECTS** on the grounds it considers the proposals in terms of the form and design would appear as a discordant feature which would fail to respect the host dwelling and fail to positively relate to its context

PL086/25 - [EPF/1243/25](#) - 11 Chigwell Grange, High Road, Chigwell, IG7 6BF

Outbuilding, extending existing patio and change rear garden levels.

Chigwell Parish Council Comment:

The Council **OBJECTS** on the grounds it considers the proposals in terms of the height, form and design would impact on neighbouring amenity by nature of overlooking

PL087/25 - [EPF/1221/25](#) - 146, Amar Nivas, Hainault Road, Chigwell, IG7 5DL

TPO/EPF/15/15

T1 & T2: Oak - Crown reduce by up to 3m to give 1m clearance from building, as specified. Crown lift by up to 3m from ground, as specified.

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.

PL088/25 - [EPF/1003/25](#) - 19, Orchard Way, Chigwell, IG7 6EE

Application for approval of details reserved by conditions 3 & 11 on planning permission EPF/0463/20 (Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, amenity space and landscaping) - **[GRANTED ON APPEAL](#)**

Chigwell Parish:

No Comment

PL089/25 - [EPF/0992/25](#) - Kenswal, Grove Lane, Chigwell, IG7 6JD

Application for approval of details reserved by condition 5 (Water Calculations), condition 7 (Surface Water), condition 10 (Landscape), condition 12 (Land Risk Assessment), condition 13 (Levels) & condition 14 (Materials) on planning permission [EPF/2688/22](#) (proposed redevelopment of the site with erection of a 2 storey building which will accommodate 1 x residential unit) - **[GRANTED ON APPEAL](#)**.

Chigwell Parish:

No Comment

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

PL090/25 - NONE

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

PL091/25 - [EPF/1179/25](#) - 1-23, St Winifreds Close, Chigwell, IG7 5PU

Certificate Of Lawful Development for proposed erection of additional floor at third floor level to accommodate 5x2 bedroom apartments with associated amenities (as previously approved under application [EPF/0269/19](#)).

Chigwell Parish Council:

The Parish Council does not consider the evidence provided of off site construction is adequate to demonstrate a material start under s.56 of the Town and Country Planning Act 1990.

Regardless of this point, a “meaningful start” from a planning perspective refers to the point at which development has lawfully commenced in accordance with the planning permission. The planning notice was issued on 8 October 2021 with condition 1 requiring a material start be made within three years so 7 October 2024. The permission required that no development take place until conditions 5 (requiring a CMS to be submitted and approved in writing by the planning authority) was discharged. This was not approved in writing until 18 October 2024, at which point the planning permission had lapsed. No development can therefore lawfully have taken place

The applicant has submitted an undated confirmation of cover for the proposal which does not indicate a commencement date, merely the AXA will cover the development for 10 years from the date of completion. The invoice dated 16 February 2024 is for production drawings and there is no evidence that the structure photographed is to be used in this proposal.

APPEALS

PL092/25 - [EPF/0385/25](#) - AP-13512 - 58A, Chigwell Rise, Chigwell, IG7 6AG - APP/J1535/D/25/[3367438](#)

Against a Refusal

Permission is sought to convert the garage into living accommodation, construction of 2-storey front and rear extensions, rear rooflights and patio to existing dwellinghouse.

Written representations due by: N/A

PL093/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

The Clerk advised members that the request to the Court for a judicial review for the planning decision to approve EPF/0942/24 (Application for an integrated retirement community of 144 residential units (Use Class C2), 1,050 sqm of communal facilities, new vehicular and pedestrian access, landscaped residents' grounds, staff areas, refuse storage, sustainable urban drainage system, biodiversity areas and associated infrastructure and services) had been submitted by the Parish, that the defendants responses had come back and that the Parish's response had been drafted for delivery by Monday 14 July

The Clerk further advised that the relevant department at EFDC had been asked for an update on their investigation into how the site was included in the Submission Version of the Local Plan without the adopted Site Selection Methodology being followed

PL09/25 - DATE OF THE NEXT MEETING

Confirmed as Thursday 26th July at 6.30pm

The meeting closed at 7.35pm