



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 12 June 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr. Osman Ali
Cllr Lorraine Clarke	Cllr Lisa Morgan
Cllr Debby Rye	

Acting Clerk to the Council present:

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

PL021/25 - APOLOGIES FOR ABSENCE

Cllr Faiza Rivzi, Cllr Tosin Amuludun, Cllr Rochelle Hodds

PL022/25 - OTHER ABSENCES

Cllr Alana Aradeon

PL023/25 - DECLARATIONS OF INTEREST

None

PL024/25 - MINUTES

The minutes of the meeting held 22 May 2025 were **AGREED**

PL025/25 - PUBLIC PARTICIPATION

The Chair brought forward item 19, [EPF/0952/25](#) - 2, Audleigh Place, Chigwell, IG7 5QT as there was a speaker. There were 21 members of the public present

To **CONSIDER** the following applications received for the weeks ending 16 May, 23 May and 30 May 2025

PL026/25 - [EPF/0508/25](#) - Luxborough Lakes, Luxborough Lane, Chigwell, IG7 5DF

Enhancements to the existing Luxborough Lakes to support additional outdoor sport and recreation uses (Revised application to EPF/1121/24).

There were 19 objectors in attendance and 7 spoke in objection

Chigwell Parish Council:

The Council **STRONGLY OBJECT** to this application for the reasons set out below. The proposal represents inappropriate development in the Green Belt, fails to comply with the Epping Forest District Local Plan (2011–2033), and does not demonstrate that the site can accommodate the proposed or existing intensity of use without unacceptable harm.

Inappropriate Development in the Green Belt

Relevant Policy: DM4 (Green Belt)

The development constitutes inappropriate development in the Green Belt. The importation of over 1.5 million tonnes of soil, extensive engineering works and intensified recreation use materially harm the openness and character of the Green Belt, conflicting with both DM4 and the NPPF. No exceptional circumstances have been demonstrated and the proposal fails to meet the test for development that preserves the openness of the Green Belt.

Noise and Environmental Impact on Nearby SEND School

Relevant Policies: DM21 (Local Environmental Impacts), DM9 (High Quality Design), DM22 (Air Quality)

Access to the site is directly adjacent to a special educational needs and disabilities (SEND) school on Luxborough Lane. The Transport Statement confirms up to 100 HGV movements per day, six days per week, over a three-year period. The continuous flow of 20-tonne lorries along a narrow, unadopted road with no acoustic screening or noise mitigation will result in persistent, high-level noise disturbance, particularly during term times. Children with SEND are particularly vulnerable to noise, vibration and visual disturbance, and the development would create an unacceptable impact on their education and wellbeing.

The proposal fails to assess or provide any mitigation of noise impacts on the SEND school, in direct conflict with DM21 which requires demonstration that development will not lead to unacceptable environmental harm

Transport, Highways and Pedestrian Safety

Relevant Policies: T1 (Transport), DM22 (Air Quality)

Luxborough Lane is a bridleway and footpath and wholly unsuitable for 200+ HGV movements daily. The Transport Statement fails to assess the safety risks to vulnerable road users, including children and SEND school staff walking along the lane.

Failure to Manage Noise, Vibration and Air Pollution

Relevant Policies: DM21 (Environmental Impacts), DM22 (Air Quality), DM15 (Flood Risk)

The applicant has failed to undertake a vibration assessment despite proposing continuous soil movement with heavy machinery. Noise impact on residential properties and the SEND school has not been assessed. Dust, diesel fumes, vibration, and air pollution from HGVs and soil movement will significantly affect school users, residents, riders and recreational walkers, in breach of DM21 and DM22. No proper dust management plan, vehicle emissions strategy or air quality assessment has been submitted.

Loss of Flood Storage Capacity

Relevant Policy: DM15 (Flood Risk)

The deposit of over 850,000 cubic metres of soil will significantly reduce the lake's capacity to retain floodwater, increasing downstream risk.

The proposal is in conflict with DM15, which requires demonstration that flood risks will not increase elsewhere.

Unauthorised Development and Enforcement

The applicant references "existing recreational use" but fails to disclose that this use is unauthorised and the subject of enforcement notices.

There is no application for a formal change of use, although the volume of lake users (150+ on peak days) and associated structures clearly constitute a material change of use requiring permission.

Unsustainable Use of Soil and Failure to Demonstrate Lawful Use of Fill Material

Relevant Policies: DM21 (Contamination)

The application refers to DoWCoP (Definition of Waste Code of Practice) but has not provided a compliant Materials Management Plan (MMP). The absence of a Materials Management Plan (MMP) compliant with CL:AIRE's DoWCoP means this proposal cannot evidence it is not a disposal operation. The Environment Agency has an ongoing criminal case regarding existing unauthorised landfill that has already occurred and the site is currently contaminated. No action is proposed to remediate this or manage future risk.

Previous illegal landfill activity at the site raises serious concerns, particularly in the absence of monitoring and baseline ground contamination reports.

Soil is a finite and valuable natural resource, and its disposal must be managed sustainably. The proposal to deposit 850,000m³ (1.5 million tonnes) of spoil into the lake is not consistent with the waste hierarchy, which prioritises reuse and recovery over disposal. The application provides no evidence that re-use options for the soil have been explored.

In avoiding formal waste channels and failing to promote re-use, in causing the movement of significant amounts of soil and using this inert waste to re-contour land, the proposal is incompatible with the requirements of DM21 (Environmental Impact).

Biodiversity Harm and Loss of Habitat

Relevant Policy: DM1 (Habitat Protection and Biodiversity Net Gain)

There is no evidence of biodiversity net gain or habitat enhancement. Any net gain baseline must be calculated from the condition of the site prior to unauthorised recreational use and unauthorised works, not from the application date. The site supports riparian and aquatic habitats that will be damaged or destroyed through engineering works and use intensification.

Unsafe Lake Design and Unjustified “Access” Claims

Relevant Policies: DM9 (High Quality Design)

The proposal claims that creating 10m-wide level access around the lake will “increase safety”. The Parish strongly disagrees. The claim at 5.11 of improved health and safety via unrestricted lake access is not evidenced. Safer practice would involve controlled entry points for swimming, as currently exists. Level access from all points will make monitoring of users impossible, posing a serious drowning risk. This approach contradicts best-practice design guidance and has not been supported by any safety risk assessment or evidence.

Other Concerns

Access includes under a Transport for London (TfL) bridge and over the M11 bridge owned by National Highways. Neither have confirmed consent and they should be consulted regarding bridge safety and encroachment.

Reducing the depth of the lake by filling with soil increases the risk of algal blooms, especially in summer months. Shallower lakes warm faster, leading to conditions conducive to algae growth, including blue-green algae, which is harmful to aquatic ecosystems, wildlife, and public health

PL027/25 - [EPF/0952/25](#) - 2, Audleigh Place, Chigwell, IG7 5QT

Two members of the public spoke in opposition

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** to this application for the reasons set out below:

Design and Visual Impact - Wall and Gates Not in Keeping with Local Character

Relevant Policies: DM9 (High Quality Design)

The proposed boundary treatment is not in keeping with the established character and appearance of the surrounding area. It is visually incongruous in terms of height, materials, and massing and would have a harmful effect on the street scene and appears overly dominant, lacking compatibility with neighbouring boundaries and undermines the visual coherence of the street.

Land Ownership and Use of Shared Land (Not a Planning Issue, but Relevant Context)

While not a material planning consideration, it is important to note that the area on which the wall is proposed includes land believed to be shared or not solely in the ownership of the applicant. This raises serious concerns over land rights, encroachment, and future access.

The Parish Council requests that the Local Planning Authority seeks confirmation of ownership boundaries and ensures that any grant of planning permission does not imply legal consent to build on land not within the applicant's control.

Proximity to Thames Water Infrastructure - Access Risk

It appears from the application and site inspection that the proposed development may restrict access to a significant stormwater drain or surface water infrastructure located within or adjacent to the proposed construction site.

The Parish Council requests that Thames Water is formally consulted on this application, and that no permission is granted until full consideration is given to the impact on infrastructure access and maintenance rights.

Limiting access to public utility infrastructure poses serious long-term risks to drainage, emergency maintenance and flood resilience.

PL028/25 - [EPF/0908/25](#) - 10, Chigwell Park Drive, Chigwell, IG7 5BD

Single storey detached garden outbuilding.

A written objection was received

The Council **STRONGLY OBJECTS** to this application for the reasons set out below:

Overdevelopment of the Plot, Height and Massing

Relevant Policies: DM9 (High Quality Design)

The bulk, height and mass of the proposal appear excessive and overbearing in relation to neighbouring properties, resulting in harm to the character of the area

Loss of Privacy

Relevant Policies: DM9 (High Quality Design)

The proposed development would lead to an unacceptable level of overlooking and loss of privacy for adjoining occupiers, contrary to **Policy DM9**, which requires development to provide a good level of amenity for both existing and future residents.

Noise Impact

Relevant Policies: DM21 (Environmental Impact)

The intensification of use associated with the proposal is likely to give rise to increased noise and disturbance, particularly given the proximity to neighbouring properties. This is contrary to Policy DM21 (Local Environmental Impacts, Pollution and Land Contamination), which seeks to protect residential amenity from noise and other environmental impacts.

If officers are minded to approve the application, the Parish Council requests that a condition is imposed requiring the development to remain strictly ancillary to the main dwelling, and that it cannot be used, sold, or let as a separate residential unit.

PL029/25 - [EPF/0920/25](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Variation to Condition 1 of EPF/2719/21. (Demolition of an existing house, pool house and garage with other outbuildings, and erection of a replacement 14 bedroom two storey dwelling and garages)

A member of the public spoke in objection

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** to this application for the reasons set out below:

Conflict with Local Plan Policy DM12

The proposal includes an extension to a double-height basement represents a substantial extension and intensification of the built form, contrary to DM12(B)(i), which permits only single-storey basements that remain subordinate to the main dwelling. No floor heights have been provided and the proposed staff accommodation lacks adequate natural light and means of escape.

Green Belt – Inappropriate Development

The site lies in the Green Belt and the proposed extension when taking into consideration the cumulative impact of already permitted works represents a disproportionate addition, contrary to NPPF paragraph 154(c) and Local Plan Policy DM4. The scheme offers no mitigation and adds significant volume, impacting openness. The applicant has not demonstrated any very special circumstances.

Insufficient Evidence on Ground Conditions

The previous loss of a tree in a storm raises questions regarding ground stability which the application does not address

PL030/25 - [EPF/0955/25](#) - St Mary Church, High Road, Chigwell, IG7 6QA

Installation of (phone mast) 1No. external GPS node mounted at eaves level on the western elevation and ancillary development thereto.

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

PL031/25 - [EPF/0989/25](#) - St Mary Church, High Road, Chigwell, IG7 6QA

Listed building consent for the installation of 1No. external GPS node mounted at eaves level on the western elevation and ancillary development thereto.

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

PL032/25 - [EPF/0815/25](#) - 9, Forest Lane, Chigwell, IG7 5AF

Rear single storey infill extension, rear single storey extension to cover existing outdoor pool, conversion of garage into living space, internal reconfiguration, external elevation changes and two new vehicle access gates.

Chigwell Parish Council:

The Council **OBJECTS** to this application for the reasons set out below:

Overdevelopment of Plot, Height, and Massing

Relevant Policies: DM9 (High Quality Design)

The proposal's bulk, height, and mass are excessive and overpower neighbouring properties, harming the area's character.

Loss of Privacy

Relevant Policies: DM9 (High Quality Design)

The development would cause unacceptable overlooking and privacy loss for adjoining occupiers, against DM9's requirement for good amenity for residents.

Noise Impact

Relevant Policies: DM21 (Environmental Impact)

The proposal's increased use is likely to raise noise and disturbance near neighbours, conflicting with DM21's aim to protect residential amenity from noise and pollution.

PL033/25 - [EPF/0864/25](#) - New Barns Farm, Threshers, Roding Lane, Chigwell, IG7 6BJ

Listed building consent for proposed extensions and upgrade of facade from render to timber cladding.

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

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

PL034/25 - [EPF/0972/25](#) - 67, Mount Pleasant Road, Chigwell, IG7 5EP

Proposed single storey infill extension.

Chigwell Parish Council:

No objection

PL035/25 - [EPF/0979/25](#) - 25, Shirbern House, Forest Lane, Chigwell, IG7 5AF

Proposed single storey rear addition with balcony above with perimeter screening and upvc French doors to bedroom 2 at first floor.

Chigwell Parish Council:

No objection

PL036/25 - [EPF/0997/25](#) - 29, Grange Crescent, Chigwell, IG7 5JD

Proposed single storey rear extension, front extension and garage conversion.

Chigwell Parish Council:

The Council **OBJECTS** to this application for the reasons set out below:

Overdevelopment of Plot

Relevant Policies: DM9 (High Quality Design)

The proposal's bulk, height and mass are excessive and overpower neighbouring properties, harming the area's character.

PL037/25 - [EPF/0778/25](#) - 11, Brook Way, Chigwell, IG7 6AA

Single storey rear extension, first floor rear extension, loft conversion and roof extension and construction of cycle storage outbuilding.

Chigwell Parish Council:

The Council **OBJECTS** to this application for the reasons set out below:

Overdevelopment of Plot, Height, and Massing

Relevant Policies: DM9 (High Quality Design)

The proposal's bulk, height, and mass are excessive and overpower neighbouring properties, harming the area's character.

Loss of Privacy

Relevant Policies: DM9 (High Quality Design)

The development would cause unacceptable overlooking and privacy loss for adjoining occupiers, against DM9's requirement for good amenity for residents.

PL038/25 - [EPF/0933/25](#) - 2, High Elms, Chigwell, IG7 6NF

TPO/EPF/17/91

T3: Sycamore - Crown reduce height and spread by up to 3m, as specified.

T4: Oak - Reduce height by up to 4m and reshape by up to 1m, as specified. Crown lift to 5m above ground, 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

PL039/25 - [EPF/0976/25](#) - Forest House, Vicarage Lane, Chigwell, IG7 6NA

TPO/EPF/17/91 (Ref: T31, T32, T36)

T1: Holm Oak - Selective reduction of branches overhanging driveway to suitable growth points, as specified.

T3: Oak - Selective reduction of branches overhanging driveway to suitable growth points, as specified.

T4: Oak - Crown reduce to suitable growth points and shape, as specified. Crown lift by up to 3.5m, 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

PL040/25 - [EPF/0982/25](#) - Forest House, Vicarage Lane, Chigwell, IG7 6NA

TPO/EPF/17/91 (Ref: T35)

T5: Robinia - 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

PL041/25 - [EPF/0988/25](#) - 2, High Elms, Chigwell, IG7 6NF

TPO/EPF/17/91

T2: 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

PL042/25 - [EPF/1089/25](#) - 10 Great Oaks, Chigwell, IG7 5ES

TPO/EPF/27/82 (Ref: T4)

T1: Oak - Crown reduce by up to 3m, 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.

PL043/25 - [EPF/1017/25](#) - 93, Manor Road, Chigwell, IG7 5PN

Reserved Matters application for use of land for the erection of three detached dwellings. Existing dwelling to be removed. (Outline application EPF/2769/18 allowed on appeal).

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

PL044/25 - [EPF/0958/25](#) - 14, Hycliffe Gardens, Chigwell, IG7 5HJ

Prior approval for a 4.50m deep single storey rear extension, with height to eaves 2.92m and maximum height 3.00m.

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

PL045/25 - [EPF/0998/25](#) - 29, Grange Crescent, Chigwell, IG7 5JD

Certificate of lawful development for a proposed garden room.

PL046/25 - [EPF/0999/25](#) - 29, Grange Crescent, Chigwell, IG7 5JD

Certificate of lawful development for a proposed loft conversion with hip to gable extension and rear dormer.

APPEALS

PL047/25 - [EPF/0538/25](#) - [AP-13505](#) - 233, Fencepiece Road, Chigwell, IG7 5EB - APP/J1535/W/25/[3365530](#)

Variation to condition 2' Plan no's' on planning permission EPF/2447/23 (Demolition of two semi-detached dwellings and replacement with 6 apartments).

Interested Party comments due by: Friday 27 June

It was AGREED the Acting Clerk would draft and submit comments on behalf of the Council

PL048/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE
None

PL049/25 - DATE OF THE NEXT MEETING

To be confirmed as Thursday 26th June at 6.30pm

PL030/25 - EXCLUSION OF THE PUBLIC AND THE PRESS

In the event that the Agenda contains items where the public interest in maintaining confidentiality may outweigh the public interest in the item being made public, to **CONSIDER** the following motion to be proposed by the Chair:

“That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed.”

PL031/25 - LEGAL MATTERS

Councillors heard an update from the Acting Clerk in regard to legal advice received on the recent planning decisions at Froghall Lane (EPF/0942/24) and Chigwell Primary (EPF/2704/23). Having considered the assessed likelihood of a successful outcome formally provided by advisors, the Full Council had previously agreed that the Parish Council would be submitting an application to the Court for permission to submit a Judicial Review of the decision by EFDC to grant permission for the proposal at Froghall Lane (EPF/0942/24). The Clerk advised that witness statement and legal arguments were in the final stages and were due to be submitted to the Court by 18 June.