



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 14 August 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Tosin Amuludun
Cllr Lorraine Clarke	Cllr Debby Rye

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

PL112/25 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllr Lisa Morgan, Cllr Faiza Rivzi, Cllr Rochelle Hodds. It was **NOTED** Cllr Alana Aradeon has resigned as a Councillor since the summons was issued

PL113/25 - OTHER ABSENCES

Cllr.Osman Ali

PL114/25 - DECLARATIONS OF INTEREST

Cllr Costa declared in relation to item 7 (3 Mount Pleasant Road) in that it was near his office. He deemed it would not influence his decision and he would remain in the meeting.

PL115/25 - MINUTES

Members **AGREED** the minutes of the meeting of 24 July 2025 were an accurate representation of what took place ([Appendix 1](#))

PL116/25 - PUBLIC PARTICIPATION

None, although a written statement was received

To **CONSIDER** the following applications received for the weeks ending 18 and 25 July and 1 August 2025

PL117/25 - [EPF/1124/25](#) - 120, Luxborough Lane, Chigwell, IG7 5AA

Conversion of an existing dwelling into 2 x dwellings incorporating a proposed single storey rear extension with associated parking.

A written statement was received in support of the application

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 considers there are no special circumstances offered to justify this development and intensification of the Green Belt. 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

PL118/25 - [EPF/1336/25](#) - 3, Mount Pleasant Road, Chigwell, IG7 5EP

Rear infill ground floor extension, porch enlargement, garage conversion and loft conversion with dormer.

Chigwell Parish Council:

The Council **OBJECTS** on the grounds they consider the rear dormer bulky and obtrusive. The form and design of the rear dormer would appear overbearing and would fail to respect the host dwelling and fail to positively relate to its context.

PL119/25 - [EPF/1345/25](#) - 15, Bracken Drive, Chigwell, IG7 5RG

Proposed porch extension, roof alteration and garage conversion.

Chigwell Parish Council:

No Comment

PL120/25 - [EPF/1164/25](#) - 38, St Marys Way, Chigwell, IG7 5BX

Two storey rear infill extension, new side windows into ground floor.

Chigwell Parish Council:

No Objection

PL121/25 - [EPF/1342/25](#) - 48, Chigwell Rise, Chigwell, IG7 6AG

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

Chigwell Parish Council:

The Council **OBJECTS** on the grounds that the siting, form and design would appear discordant, would fail to respect the host dwelling and fail to positively relate to its context

PL122/25 - [EPF/1214/25](#) - Baps Swaminarayan Mandir, Mandir Lane, Chigwell, IG7 6ED

Side extensions to existing temple and hall plus creation of new foyer and sports halls to the rear of site.

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 Design and Access Statement claims the site is in a sustainable location. The 2024 Essex Parking Standards confirms this is not the case; Appendix A designates this site as being in an area of LOW CONNECTIVITY. The application and transport assessment does not address this satisfactorily.

Paragraph 155 of the NPPF defines forms of development which are not inappropriate in the Green Belt. It requires that the development must be in a sustainable location. The site, being defined as in an area of LOW connectivity, is not in a sustainable location therefore this is inappropriate development in Green Belt without sufficient special circumstances being offered

The applicant considers the site to be Grey Belt and that the “Golden Rules” are met. There are three ‘Golden Rules’ that have been introduced by the government. They are essentially contributions that should be made where residential development is proposed within the Green Belt. They concern affordable housing, infrastructure improvements and improvements to publicly accessible green space. That does not apply in this instance and the Council consider the Golden Rules have not been met.

The EFDC Green Belt Assessment Stage 2 carried out to support the Local Plan identifies this site (35.8) as making a STRONG contribution to protecting the countryside from encroachment and the harm level of development is VERY HIGH. The Council considers insufficient special circumstances have been provided to justify the harm caused by the impact of the proposed development on this site.

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition.

PL123/25 - [EPF/1387/25](#) - 177 High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Condition 3 (Schedule of external materials) on planning permission EPF/2868/20 Allowed on appeal. (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together

with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure).

Chigwell Parish Council:

No Comment

PL124/25 - [EPF/1414/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Application for approval of details reserved by condition 4 on planning permission EPF/2835/22 (Extension to Existing Dwelling).

Chigwell Parish Council:

No Comment

PL125/25 - [EPF/1501/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Condition 3 of EPF/2835/22 (Extension to Existing Dwelling)

Chigwell Parish Council:

No Comment

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

PL126/25 - NONE

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

PL127/25 - [EPF/1360/25](#) - 25, Murtwell Drive, Chigwell, IG7 5ED

Certificate of Lawful Development for existing use as 6 bed HMO.

Chigwell Parish Council:

The Parish **NOTED** Use Class C4 allows for a maximum of 6 occupants not 6 bedrooms. The application provided fails to evidence how the limit to six occupants has and will be maintained when some of the existing bedrooms are of a size that legally allow for two occupants per room.

PL128/25 - [EPF/1374/25](#) - 36, Oak Lodge Avenue, Chigwell, IG7 5HZ

Certificate of Lawful Development for a proposed outbuilding

Chigwell Parish Council:

No Comment

APPEALS

PL129/25 - EPF/0415/25 - [AP-13519](#) - APP/J1535/W/25/3368577 - 181-185 Impact House, High Road, Chigwell, IG7 6NU

Application for variation of condition 2 'plan no's and condition 8 'Privacy Screen' on planning permission EPF/0218/18 (Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create

Against a Refusal

Members **AGREED** to delegate responsible for drafting a submitting a response to the Clerk

Interest Party Comments due: 20 August

PL130/25 - EPF/0021/25 - [AP-13533](#) - APP/J1535/W/25/3368716 - Side Street Parking, Brook Way, Chigwell IG7

Siting of 1.no rapid electric vehicle charger together with ancillary electrical equipment to create
2.no rapid vehicle charging bays at an existing informal section of on-street parking as part of a community charging installation.

Against a Refusal

Members **AGREED** no response would be submitted as the Council had not previously objected

PL131/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

None

PL132/25 - DATE OF THE NEXT MEETING

Confirmed as Thursday 28 August at 6.30pm

The meeting closed at 7.15pm