



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 9 January 2025

Time: 6:30pm

Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members are hereby **SUMMONED** to attend the above meeting  
to transact the following business.

Members are respectfully reminded that each item of business should be carefully examined, with  
any pecuniary and non-pecuniary interests duly declared.

Members to be present:

Cllr Celina Jefcoate (Chair)

Cllr Rochelle Hodds

Cllr Faiza Rivzi

Cllr Lorraine Clarke

Cllr Debby Rye

Cllr. Elliot Costa (Vice Chair)

Cllr Lisa Morgan Skingsley

Cllr Alana Aradeon

Cllr. Osman Ali

Cllr Tosin Amuludun

**Members of the press and public are invited to attend this meeting.** Members of the Public and Councillors are 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 are 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

*Cllr Lisa Morgan    Cllr Elliott Costa*

Acting Proper Officers to the Parish Council

Date: 3 January 2025

## AGENDA

### 1. APOLOGIES FOR ABSENCE 🖐️

### 2. OTHER ABSENCES

### 3. DECLARATIONS OF INTEREST

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

### 4. MINUTES 🖐️

To receive and confirm the minutes of the meeting held 12 December 2024 (Appendix 1)

### 5. PUBLIC PARTICIPATION

To **NOTE** any representations made by members of the public with regard to Planning Applications due to be considered by the Parish Council.

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

To **CONSIDER** the following applications received for the weeks ending 6th, 13th, 20th and 24th December 2024

### 6. 🖐️ [EPF/2501/24](#) - Guru Gobind Singh Khalsa College, Roding Lane, Chigwell, Essex IG7 6BQ

Proposed new special educational needs and disabilities (SEND) school including playing fields alongside a landscape led enabling residential development including conversion of existing college building to residential, partial demolition of existing outbuildings, provision of flexible Class F2 floorspace and associated works.

Green Belt - Yes

On site affordable housing required under policy - 40%

On site affordable Housing proposed - 0%

Independent Viability Statement review provided - No

### 7. 🖐️ [EPF/2513/24](#) - 142, Manor Road, Chigwell, IG7 5PR

Variation of condition 2 'Plan no's' on planning permission EPF/1905/22 (Demolition of 1 x detached dwelling and an erection of two buildings to accommodate 9 x 2 bed flats, along with parking amenity and landscaping).

Summary of proposal: remove basement and associated 11 parking spaces, replace with 9 forecourt parking spaces

[EPF/1905/22](#) - Demolition of 1 x detached dwelling and an erection of two buildings to accommodate 9 x 2 bed flats, along with parking amenity and landscaping at 142 Manor Road, Chigwell, Essex, IG7 5PR - **APPROVED WITH CONDITIONS**

8.  [EPF/2511/24](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses.) - Minor amendment to the design. The overall height of the proposal has been increased by 1m so as to accommodate a bedroom within the roof structure. All other aspects of the design remain as consented.

[EPF/1288/23](#) - Variation on condition 2 relating to drawing numbers on planning permission EPF/0028/23 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses) - The amended drawings show no build material difference, but merely an increase in the spacing between the two units and relocation towards the north of the site to be more in line with the neighbouring Miller's Lodge building line - **ALLOWED AT APPEAL [3331218](#) WITH CONDITIONS (inc. PD rights removed)**

[EPF/0028/23](#) - Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses - **GRANTED WITH CONDITIONS**

9.  [EPF/2394/24](#) - Chigwell School, 133 High Road, Chigwell, IG7 6QF

Demolition of three existing buildings and the addition of a new two storey teaching building and WC block.

10.  [EPF/2404/24](#) - 189, Oak Cottage, High Road, Chigwell, IG7 5AS

Demolition of outbuilding and rear chimney stack, erection of part single, part two-storey rear extensions, modification and enlargement of existing single storey side extensions, restoration of roof and chimney stack, internal modifications and refurbishment.

Listed - Yes

11.  [EPF/2405/24](#) - 189, Oak Cottage, High Road, Chigwell, IG7 5AS

Grade II listed building application for demolition of outbuilding and rear chimney stack, erection of part single, part two-storey rear extensions, modification and enlargement of existing single storey side extensions, restoration of roof and chimney stack, internal modifications and refurbishment.

12.  [EPF/2370/24](#) - 57, Oak Lodge Avenue, Chigwell, IG7 5JA

Erection of single storey rear extension 6.0m deep and Loft conversion into habitable space incorporating Rear Dormer and Side hip to gable wall extension with front slope Velux lights

13.  [EPF/2371/24](#) - 57, Oak Lodge Avenue, Chigwell, IG7 5JA

Removal of existing Oak tree and extension of existing outbuilding for ancillary use.

14. 🖐️ [EPF/2379/24](#) - 1, Gravel Close, Chigwell, IG7 6BZ

Single storey first floor side extension and front porch

15. 🖐️ [EPF/2400/24](#) - 46A, Dickens Rise, Chigwell, IG7 6NY

Proposed full garage conversion, part rear infill extension with flat roof and roof lantern.

16. 🖐️ [EPF/2418/24](#) - 15, Bracken Drive, Chigwell, IG7 5RG

Proposed roof extension.

To Note: Protected tree(s) within curtilage

17. 🖐️ [EPF/2437/24](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, Side & front extensions to First Floor, Erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations.

18. 🖐️ [EPF/2439/24](#) - 8, Bracken Drive, Chigwell, IG7 5RF

Dormer to front

Planning History:

[EPF/1529/24](#) - Single storey rear extension and conversion of garage to habitable room - **APPROVED**

[EPF/1527/24](#) - Certificate of Lawful Development for proposed loft conversion with rear dormer and front rooflights - **LAWFUL**

[EPF/1528/24](#) - Prior approval for a 6m deep rear extension of the main house length, no more than 3m height and height to eaves 3m with internal alteration to accommodate proposals. Externally used brickwork is to match existing, with bifold/sliding glazing to garden - **NOT REQUIRED**

19. 🖐️ [EPF/2384/24](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Reinstate the pre-existing house

[EPF/2584/23](#) - Single storey side and rear extension - **APPROVED WITH CONDITIONS**

[EPF/2066/23](#) - Prior approval for the enlargement to the dwelling by construction of an additional storey - **NOT REQUIRED**

[EPF/2059/23](#) - Certificate of lawful development for change of roof profile for loft conversion - **LAWFUL**

[EPF/1927/23](#) - Certificate of lawful development for a proposed single storey side extension

**LAWFUL**

[EPF/1926/23](#) - Prior approval for a 8m deep single-storey rear extension, height to eaves 3m and maximum height 4m - **NOT REQUIRED**

20.  [EPF/2449/24](#) - 87, Turpins Lane, Chigwell, IG8 8BA

Construction of a summer house with a sauna in the rear garden.

Planning History:

[EPF/3001/21](#) - Proposed summer house with a sauna in the rear garden - **APPROVED WITH CONDITIONS**

21.  [EPF/2465/24](#) - 140, Hainault Road, Chigwell, IG7 5DL

Proposed first floor rear extension, roof extension and front remodelling.

22.  [EPF/2055/24](#) - 149, Lambourne Road, Chigwell, IG7 6EJ

The conversion of a dwellinghouse into three flats with the provision of three parking spaces as well refuse and cycle storage.


23.  [EPF/2225/24](#) - 38, Millwell Crescent, Chigwell, IG7 5HY

Double storey rear extension.

24.  [EPF/2312/24](#) - Verviers, 30 Tomswood Road, Chigwell, IG7 5QS

Demolition of existing single storey garden room. Erection of new garden room with basement and outdoor LED screen.

To Note: Protected tree(s) within curtilage

25.  [EPF/2539/24](#) - 8, Parklands, Chigwell, IG7 6LW

Proposed basement accommodation to rear and a 2 storey rear extension (full width) including alterations and extension to roof.

[EPF/0991/24](#) - Proposed basement accommodation to rear and a 2 storey rear extension (full width) including alterations and extension to roof - **REFUSED (see Officer Report)**

26.  [EPF/2540/24](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Conversion of garage into habitable room, two storey front extension. single storey rear extension, loft conversion with rear dormer and front skylights.

[EPF/1349/24](#)

Demolition of existing dwelling house, new build the house on the same footprint as the approved application EPF/0377/24 - **APPROVED WITH CONDITIONS**

[EPF/1052/24](#)

Addition of basement, fenestration, and internal lift, to the Approved planning application ref EPF/0377/24 (Conversion of garage into habitable room, two storey front extension. two storey rear extension part single storey rear extension, loft conversion with front dormer and skylights) -

**REFUSED, CURRENTLY AT APPEAL**

[EPF/0377/24](#)

Conversion of garage into habitable room, two storey front extension. two storey rear extension part single storey rear extension, loft conversion with front dormer and skylights - **APPROVED WITH CONDITIONS**

[EPF/2706/23](#)

Certificate of lawful development for a proposed single storey outbuilding - **LAWFUL**

[EPF/2563/23](#)

Conversion of garage into habitable room, front extensions and part first floor rear extension. Single storey rear part first floor rear extension., Combination of previously approved application reference, EPF/2399/22 & EPF/0182/23 - **APPROVED WITH CONDITIONS**

[EPF/2275/23](#)

Certificate of lawful development for a proposed outbuilding to be used for additional residential ancillary to main dwelling - **NOT LAWFUL**

[EPF/2399/22](#)

Conversion of garage into habitable room, front extensions and part first floor rear extension - **APPROVED WITH CONDITIONS**

[EPF/0842/22](#)

Proposed conversion of a garage into a habitable room. First floor extensions, change existing roof profile to create additional roof space to be used for habitable purpose - **REFUSED**

27. 🖐️ [EPF/2516/24](#) - 186A Manor Road, Chigwell, IG7 5PZ

Prior approval for Change of Use of first and second floor from Class E (Office) to Class C3 (1(no.) x 2 Bedroom Flat. Ground Floor will remain as Class E (office)

Planning History:

[EPF/1971/24](#)

Determination as to whether the prior approval of the local planning authority is required for Change of Use of first and second floor from Class E (Office) to Class C3 (1no. x 2 Bedroom Flat) Ground Floor will remain as Class E (office) - **REFUSED (LACK OF NOISE ASSESSMENT)**

28. 🖐️ [EPF/2559/24](#) - 4, Manor Road, Chigwell, IG7 5PD

Single storey extension to front of the garage.

Planning History

[EPF/0573/24](#)

Prior approval for the enlargement to the dwelling by construction of first floor addition (Renewal of [EPF/0401/21](#)). - **APPROVED WITH CONDITIONS**

29. 🖐️ [EPF/2517/24](#) - The Rectory All Saints, Romford Road, Chigwell, IG7 4QD

TPO/EPF/28/82 (Ref: T37, T38)

T1 & T2: Lime - Crown reduce height, as specified. Reduce lateral branches to previous points, as specified

30. 🖐️ [EPF/2409/24](#) - 43, Stradbroke Drive, Chigwell, IG7 5RA

TPO/EPF/17/09

T15: Hornbeam - Selective reduction of two lower limbs, to clear building, as specified.

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

31. 🖐️ [EPF/2525/24](#) - Derwen, Vicarage Lane, Chigwell, IG7 6LS

Application for approval of details reserved by condition 4 'Foul and Surface Water' on planning permission EPF/2209/24 (Proposed outbuilding in rear garden).

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

32. **NONE**

To **NOTE** and **COMMENT** if appropriate, the following Lawful Development Applications - Proposed (prospective applications where works have not yet been carried out). 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 'Lawful Development Certificate' (LDC)

33. 🖐️ [EPF/2415/24](#) - 16, Tudor Close, Chigwell, IG7 5BG

Certificate of lawful development for a proposed replacement single storey side extension.

34. 🖐️ [EPF/2334/24](#) - 211, Fencepiece Road, Chigwell, IG7 5EB

Certificate of lawful development for a proposed change of use C3(a) to C3(b).

Planning History:

[EPF/1887/24](#)

Certificate of lawful development for a proposed change of use from Dwelling (C3) to Children's Home (C2) - **NOT LAWFUL**

35. 🖐️ [EPF/2491/24](#) - 33, Millwell Crescent, Chigwell, IG7 5HX

Certificate of Lawful Development for proposed loft conversion.

**APPEALS**

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

36. [EPF/1052/24](#) - APP/J1535/D/24/[3356509](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Addition of basement, fenestration, and internal lift, to the Approved planning application ref [EPF/0377/24](#) (Conversion of garage into habitable room, two storey front extension. two storey rear extension part single storey rear extension, loft conversion

37. **ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

38. **DATE OF THE NEXT MEETING**

39. **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."

40. 🖐️ **LEGAL MATTERS**

To hear an update from the Chair in regard to legal advice received on the recent planning decisions at Froghall Lane (EPF/0942/24) and Chigwell Primary (EPF/2704/23) (Appendix 9) and **AGREE** an appropriate course of action

Suggested wording when appropriate

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

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

The Council **OBJECTS** to new development that may not adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and/or fail to make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however the sustainability checklist is revised to show in excess of 60% of the 40 possible mitigation measures in the sustainability checklist fall into the amber or green selections (Net Zero by 2050/20230) and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council expects householder applications to demonstrate they adequately comply with Policy DM9 iii (sustainable design and construction), DM19 (sustainable water) and/or DM20 (the incorporation of low carbon and renewable energy measures) and make sufficient contribution to meeting the EFDC objective of net zero by 2030 or 2050. The Council, therefore, **OBJECTS** to this application. If however a householder sustainability checklist is submitted to show 10 (ten) or more of the possible 19 (nineteen) sustainable design principles and building elements are being adopted and fulfilling these is made a condition of planning being granted, then the council is willing to waive this objection

The Council asks that implementing the mitigation measures detailed in the sustainability submission is made a condition of planning being granted

### Notes on Declarations of Interest

Members with a disclosable pecuniary interest in an item should withdraw from the room while that item is being considered. Members should also leave the room if their continued presence is not compatible with the Council's Code of Conduct or the Seven Principles of Public Life.

The disclosure must include the nature of the interest. If you become aware during meeting of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial.

A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.

It is not always practical or possible to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should be regarded as a Disclosable Pecuniary Interest. Members are advised to seek the advice of the Monitoring Officer well before the meeting if needed.



**Indicates Councillors are expected to make a decision (within the remit of the committee)**