



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 13 February 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: 7 February 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 23 January 2025 ([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 17th, 24th and 31st January 2025

6. 🖐️ [EPF/2514/24](#) - 10, Manor Road, Chigwell, IG7 5PD

Change of use of single dwellinghouse to 6 self-contained flats together with alterations and extensions, private and communal amenity space.

7. 🖐️ [EPF/0058/25](#) - 3, Hainault Grove, Chigwell, IG7 5DJ

Proposed new roof, dormers windows and velux windows to provide 2No additional bedrooms in the the attic space.

8. 🖐️ [EPF/0067/25](#) - 2, Regency Close, Chigwell, IG7 5NY

Conversion of garage to habitable room.

Planning History:

[EPF/0066/25](#)

Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.0m - **UNDER CONSULTATION**

9. 🖐️ [EPF/0074/25](#) - Oak, Grove Lane, Chigwell, IG7 6JQ

Small infill extension to rear of ground floor.

To Note:

Green Belt - Yes

Planning history:

[EPF/1085/24](#)

Construction of Detached oak framed garage to serve house - **APPROVE WITH CONDITIONS**

[EPF/0621/18](#)

Demolition of existing commercial buildings and erection of 4 dwellings - **APPROVE WITH CONDITIONS**

10. 🖐️ [EPF/0079/25](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Installation of new front driveway sliding gate.

11. 🖐️ [EPF/0059/25](#) - New Barns Farm, Threshers, Roding Lane, Chigwell, IG7 6BJ

Proposed extensions and upgrade of facade from render to timber cladding.

To note:

Green Belt - yes

Listed - considered to be curtilage listing by virtue of age, historic use, ownership, and association with a listed building

Planning History:

[EPF/2218/17](#)

Grade II listed building consent for proposed demolition of unlisted buildings and change of use, conversion and extension of former agricultural buildings to form three dwellings. **APPROVED WITH CONDITIONS (Officer's report - Appendix 2)**

12. 🖐️ [EPF/0124/25](#) - 24, Barnaby Way, Chigwell, IG7 6NZ

Erection of two storey rear extension. Change of roof profile and loft conversion with skylights.

Planning History:

[EPF/1129/24](#)

Erection of first floor rear extension. Change of roof profile and increase ridge height. Loft conversion with front and rear dormers - **REFUSED (Officer report - Appendix 3)**

[EPF/1500/22](#)

First floor rear extension - **APPROVED WITH CONDITIONS**

[EPF/1494/19](#)

First floor rear extension - **APPROVED WITH CONDITIONS**

13. 🖐️ [EPF/2575/24](#) - Taylors Farm, Gravel Lane, Chigwell, IG7 6DQ

Rural Enterprise Development Consisting of Proposed Extensions to Existing Blocks B-D and a Proposed New Build Block A (Designated Employment Site RUR.E16)

To note: Green Belt

14. 🖐️ [EPF/0160/25](#) - 43, Chigwell Park Drive, Chigwell, IG7 5BD

Application for variation of conditions 2 and 3 on planning permission EPF/1699/23 (Garage conversion, alterations to existing ground floor extension, first floor rear extension, rear dormer, alterations to roof and outbuilding).

[EPF/1699/23](#)

Garage conversion, alterations to existing ground floor extension, first floor rear extension, rear dormer, alterations to roof and outbuilding - **APPROVED WITH CONDITIONS**

15. 🖐️ [EPF/0147/25](#) - 6, Tudor Close, Chigwell, IG7 5BG

Proposed single storey rear part two storey side/rear extension and changes to front porch roof.

Planning History:

[EPF/2415/24](#)

Certificate of lawful development for a proposed replacement single storey side extension - **LAWFUL**

[EPF/1715/24](#)

PROPOSED PART TWO STOREY SIDE/REAR EXTENSION WITH CONVERSION OF EXISTING GARAGE TO A HABITABLE ROOM AND CHNAGES TO FRONT PORCH - **REFUSED. (OFFICER'S REPORT - APPENDIX 4)**

[EPF/1086/24](#)

Proposed part two storey side/rear extension with conversion of existing garage to a habitable room and changes to front roof porch - **REFUSED**

16. 🖐️ [EPF/0180/25](#) - Ivandy, 1A Mount Pleasant Road, Chigwell, IG7 5EP

Prior approval for the construction of an additional storey to create 3 new bedrooms and 1 Bathroom.

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

17. **NONE**

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

18. 🖐️ [EPF/0066/25](#) - 2, Regency Close, Chigwell, IG7 5NY

Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m and maximum height 3.0m.

19. 🖐️ [EPF/0133/25](#) - The Rodings, Roding Lane, Chigwell, IG7 6BE

Prior approval for a 8.00m deep single storey rear extension, height to eaves 2.55m and maximum height 3.97m (to create a new garage and gym)

20. 🖐️ [EPF/0155/25](#) - 5, Tudor Close, Chigwell, IG7 5BG

Prior approval for a 6.00m deep single storey flat roof extension, height to eaves 3.00m and maximum height 3.35m.

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 'Lawful Development Certificate' (LDC)

21. 🖐️ [EPF/0146/25](#) - 86, Tender Trap, Manor Road, Chigwell, IG7 5PQ

Certificate of lawful development for proposed extension to existing outbuilding.

22. 🖐️ [EPF/0150/25](#) - 18, Chester Road, Chigwell, IG7 6AJ

Certificate of lawful development for a proposed conversion of a garage to a habitable room.

23. 🖐️ [EPF/0132/25](#) - The Rodings, Roding Lane, Chigwell, IG7 6BE

Certificate of Lawful Development for proposed removal of existing outbuilding and construction of replacement outbuilding.

APPEALS

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

24. 🖐️ [EPF/1733/24](#) - [AP-13460](#) - 30, Courtland Drive, Chigwell, IG7 6PW

Proposed double storey front extension, conversion of garage, new roof canopy at front entrance, new front steps, new fenestration to the front elevation, first floor side extension, part first floor rear extension, ground floor rear extension, first floor

25. 🖐️ [EPF/2070/24](#) - [AP-13462](#) - The Old Cottage, 16 High Road, Chigwell, IG7 6DL

Extension of existing house with small porch demolition.

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

27. DATE OF THE NEXT MEETING

28. 🚫 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.”

29. 🚫 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) 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)