



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 13 March 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 and Cllr Elliott Costa

Acting Proper Officer to the Parish Council

Date: 7 March 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 27 February 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 21st and 28th February 2025

6. 🖐️ [EPF/0324/25](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Removal of condition 5 on planning permission [EPF/2437/24](#) (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

Planning History:

[EPF/0312/25](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Variation of Condition 4 of EPF/2437/24 (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.) - **UNDER CONSULTATION**

[EPF/2437/24](#)

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 - **GRANT WITH CONDITIONS**

7. 🖐️ [EPF/0306/25](#) - The Orangery, 24 High Road, Chigwell, IG7 6DL

Single storey rear extension and raising of main roof to create a loft level and revised main roof design.

To Note:

Green Belt

8. 🖐️ [EPF/0337/25](#) - 73, Turpins Lane, Chigwell, IG8 8BA

Single storey rear extension following the demolition of existing conservatory.

9. 🖐️ [EPF/0345/25](#) - 2, Green Lane, Chigwell, IG7 6LY

Proposed shed with green roof.

To Note:

Green Belt

Planning History:

[EPF/1338/24](#)

Outbuilding - REFUSED ([Officer's report Appendix 2](#))

10. 🖐️ [EPF/0389/25](#) - 34, Tomswood Road, Chigwell, IG7 5QS

Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension.

Planning History:

[EPF/2190/24](#)

Certificate of lawful development for a proposed rear pool house - **LAWFUL**

[EPF/1477/24](#)

Extensions to the ground and first floor of the property, a new roof with front and rear dormer windows to give accommodation, and a small lower ground floor extension - **APPROVED WITH CONDITIONS**

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

11. 🖐️ [EPF/0373/25](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Application for approval of details reserved by conditions 'Levels', condition 4'External Finishes' and condition 9'Construction Time' on planning permission on EPF/2384/24 (Reinstate the pre-existing house).

12. 🖐️ [EPF/0363/25](#) - 177 High Road, Chigwell, IG7 6NX

Application for approval of details reserved by condition 24 'Details of double glazing' and condition 29 'Details of visitor cycle parking' on EPF/2868/20 allowed on appeal (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).

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

13. NONE

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 'Certificate of Lawful Existing Use or Development' (CLEUD) or a 'Certificate of Lawful Proposed Use or Development' (CLPUD)

14. 🖐️ [EPF/0386/25](#) - 3, Dickens Rise, Chigwell, IG7 6PA

Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and rooflights to front roof slope.

APPEALS

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

15. NONE

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

17. DATE OF THE NEXT MEETING

18. 🖐️ 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."

19. 🖐️ 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)