



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 10 April 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: 4 April 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 March 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 March 2025

6. 🖐️ [EPF/0538/25](#) - 233, Fencepiece Road, Chigwell, IG7 5EB

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

Planning History:

[EPF/2329/24](#)

Variation of condition 2 'Plan no's' on planning permission EPF/2447/23 (Demolition of two semi-detached dwellings and replacement with 6 apartments) **REFUSED** (Officer's report - [Appendix 2](#))

[EPF/2447/23](#)

Demolition of two semi-detached dwellings and replacement with 6 apartments - **APPROVED WITH CONDITIONS**

7. 🖐️ [EPF/0254/25](#) - 12, Barnaby Way, Chigwell, IG7 6NZ

Proposed two storey rear extension, single storey side extension and first floor side build over.

8. 🖐️ [EPF/0396/25](#) - Phig Na Vira, 64 High Road, Chigwell, IG7 6QB

Single storey conservatory extension, extension to existing dormer size at first floor, over the side garage at rear and front porch over side garage.

9. 🖐️ [EPF/0480/25](#) - 9, Glebelands, Chigwell, IG7 4QG

Roof alterations to construct a loft conversion.

Planning History

[EPF/1457/24](#)

Increasing the ridge of the roof to construct loft conversion and single storey ground floor extension (**REFUSED** - Officer's Report - [Appendix 3](#))

10. 🖐️ [EPF/0532/25](#) - 2, Audleigh Place, Chigwell, IG7 5QT

Proposed ground floor part rear orangery

[EPF/1903/24](#)

First floor side extension **REFUSED** - (Officer's report [Appendix 4](#))

[EPF/1319/24](#)

Certificate of lawful development for a proposed single storey rear extension. **LAWFUL**

[EPF/1320/24](#)

Double storey side extension and alteration to the side wall of the garage and new porch canopy **APPROVED WITH CONDITIONS**

11. 🖐️ [EPF/0548/25](#) - 33, Oak Lodge Avenue, Chigwell, IG7 5JA

Demolition of existing garage, erection of front porch, two storey side, single storey rear part first floor rear extension and dormers. (Amending and combining previous applications).

[EPF/2374/23](#)

Conversion of garage into habitable room, erection of front porch, two storey side, single storey rear part first floor rear extension. **APPROVED WITH CONDITIONS**

[EPF/0913/23](#)

Two storey side extension, two storey rear extension following demolition of side garage at 33 Oak Lodge Avenue. First floor infill extension at 35 Oak Lodge Avenue. **REFUSED** (Officer's report [Appendix 5](#))

[EPF/2156/22](#)

Conversion of garage into habitable room, erection of front porch, two storey side, single storey rear part first floor rear extension **APPROVED WITH CONDITIONS**

[EPF/2155/22](#)

Erection of outbuilding to be used for gymnasium **APPROVED WITH CONDITIONS**

12. 🖐️ [EPF/0518/25](#) - 16, Dickens Rise, Chigwell, IG7 6PA

Demolition of rear garage, construction of new rear garage.

Planning History:

[EPF/0515/24](#)

Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and 2no. front rooflights in connection with a loft conversion - **LAWFUL**

[EPF/2940/22](#)

Proposed part single storey and part first floor rear extension - **APPROVED WITH CONDITIONS**

13. 🖐️ [EPF/0590/25](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Conversion of garage into habitable room, two storey front extension. single storey rear extension, first floor rear infill extension and loft front and rear skylights

Planning History

[EPF/0079/25](#)

Installation of new front driveway sliding gate - **APPROVED WITH CONDITIONS**

[EPF/2540/24](#)

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

[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** (Officer's report [Appendix 6](#))

[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**

14. 🖐️ [EPF/0589/25](#) - 82, Brook House, High Road, Chigwell, IG7 6PU

TPO/EPF/01/84

T1, T3, T4, T5, T7: Robinia - Crown reduce by up to 2.5m in height and up to 1.5m in width, as specified.

T6 & T8: Sycamore - Crown reduce by up to 2.5m in height and up to 2m in width, as specified.

NB: The permitted specification of works is detailed in the conditions below

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

15. NONE

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

16. 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)

17. NONE

APPEALS

18. 🖐️ 189, Oak Cottage, High Road, Chigwell, IG7 5AS

[EPF/2404/24](#) - [AP-13481](#) - APP/J1535/W/25/3361719 - 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 refurbish

[EPF/2405/24](#) - [AP-13482](#) - APP/J1535/Y/25/3361717 - 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

Interested party comments due by 25th April 2025

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

20. DATE OF THE NEXT MEETING

21. 🖐️ 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."

22. 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)