



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 8 May 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. Elliot Costa (Vice Chair)
Cllr Rochelle Hodds
Cllr Faiza Rivzi
Cllr Lorraine Clarke
Cllr Debby Rye

Cllr Tosin Amuludun
Cllr Lisa Morgan Skingsley
Cllr Alana Aradeon
Cllr.Osman Ali

Acting Clerk to the Council to be present:

Cllr Celina Jefcoate

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: 1 May 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 24 April 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 and 25th April 2025

6. 🖐️ [EPF/0754/25](#) - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE

Change of use from outbuilding to dwelling.

Planning History:

[EPF/0638/24](#)

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

[EPF/1229/22](#)

Construction of x1 no. 3 bedroom bungalow on vacant plot of land adjacent to 33 Maypole Drive - **NOT DETERMINED - DISMISSED AT APPEAL (Appeal decision Appendix 2)**

[EPF/0183/22](#)

Construction of x1 no. 3 bedroom bungalow on vacant plot of land - **REFUSED (Officer's report Appendix 2)**

[EPF/0114/21](#)

Construction of two dwellings (Revised application to EPF/2164/20) - **DISMISSED AT APPEAL (Appeal decision Appendix 2)**

[EPF/2164/20](#)

Construction of two dwellings - **REFUSED**

[EPF/1879/19](#)

Site Address

Demolition of existing garages & erection of a single storey, shallow pitched roofed detached two person dwelling - - **DISMISSED AT APPEAL (Appeal decision Appendix 2)**

[EPF/2797/18](#)

Construction of new four bedroomed detached dwelling house - **DISMISSED AT APPEAL (Appeal decision Appendix 2)**

[EPF/2785/17](#)

Demolish existing structure and construct one bedroom, two storey dwelling house - **DISMISSED AT APPEAL (Appeal decision Appendix 2)**

7. 🖐️ **[EPF/0597/25](#)** -11, Audleigh Place, Chigwell, IG7 5QT

Part single, part double storey side and rear extensions, raising roof ridge for loft conversion.

Planning History:

[EPF/0468/24](#)

Part single, part double storey side and rear extension, raising roof ridge for loft conversion - **APPROVED WITH CONDITIONS**

8. 🖐️ **[EPF/0708/25](#)** - 18, Sylvan Way, Chigwell, IG7 4QB

Convert part of garage to ancillary accommodation, and alter elevations.

[EPF/2228/24](#)

Certificate of lawful development for a proposed conversion of garage to a games room - **NOT LAWFUL**

[EPF/2118/21](#)

Proposed change of use of the first floor above garage to a one bedroom flat & conversion of garage into a playroom **DISMISSED AT APPEAL (Appeal decision Appendix 3)**

[EPF/0262/20](#)

Change of use of existing building to create 2 no self-contained dwellings, with associated front porch & rear balcony to serve first floor flat. (Revised application to EPF/2953/19) - **REFUSED**

9. 🖐️ **[EPF/0719/25](#)** - 56, Coolgardie Avenue, Chigwell, IG7 5AY

Proposed two-storey side extension with garage conversion, single-storey rear extension, replacement of external windows and doors, front landscaping with driveway alterations, material upgrade to the existing rear dormer, and installation of rooflights to side roof planes.

10. 🖐️ **[EPF/0724/25](#)** - 17, Chester Road, Chigwell, IG7 6AH

Ground, first and second floor extensions with internal alterations.

Planning History:

[EPF/0870/24](#)

Single storey rear extension

[EPF/0309/24](#)

Single storey rear extension

11. 🖐️ [EPF/0798/25](#) - 15, Great Owl Road, Chigwell, IG7 6AL

Demolition of existing dwelling and construction of replacement house with vehicular entrance gates.

12. 🖐️ [EPF/0785/25](#) - 57, Brunel Road, Chigwell, IG8 8BE

Single storey rear extension.

13. 🖐️ [EPF/0788/25](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU

Insert new rear dormers to existing loft area.

[EPF/2266/24](#)

Two storey side extension with corresponding hipped roof extension and single storey bayed extension to front - **REFUSED (Planning Officer's report Appendix 4)**

[EPF/1374/24](#)

Insert dormer into existing converted loft - **REFUSED (Planning Officer's report Appendix 5)**

14. 🖐️ [EPF/0865/25](#) - Little London Farm, Gravel Lane, Chigwell, IG7 6DQ

Conversion of existing barn at Little London Farm, IG7 6DQ under Class Q Permitted Development into 5 residential units, each with 4 bedrooms.

To Note: Green Belt

Planning History:

[EPF/0612/20](#)

Change of use of Agricultural building to Class C3 (5 dwellinghouses) - **APPROVED WITH CONDITIONS**

[EPF/2173/16](#)

Demolition of existing buildings and erection of 2 detached houses with detached double garages including formation of new vehicular access - **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

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. 🖐️ [EPF/0744/25](#) - 153, Lambourne Road, Chigwell, IG7 6EJ

Certificate of lawful development for a proposed Summer House.

18. 🖐️ [EPF/0790/25](#) - 1-23, St Winifreds Close, Chigwell, Chigwell, IG7 5PU

Certificate of Lawful Development for Proposed erection of an additional floor at third floor level to accommodate 5x2 bedroom apartments with associated amenities exactly same as previously approved application EPF/0269/19.

APPEALS**19. APPEAL COMMENTS**

To note the Committee's submission (Appendix 6)

20. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**21. DATE OF THE NEXT MEETING**

To be confirmed as Thursday 25th May at 6.30pm

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)