



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 22 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 (Chair)

Cllr Tosin Amuludun

Cllr Lisa Morgan

Cllr Lorraine Clarke

Cllr Debby Rye

Cllr Faiza Rivzi (Vice Chair)

Cllr Rochelle Hodds

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 C Jefcoate

Acting Clerk to the Parish Council

Date: 16 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 22 May 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 2nd and 9th May 2025

6. 🖐️ [EPF/2157/24](#) - 177, High Road, Chigwell, IG7 6NX

Variation of condition 2'Plan Numbers' on planning permission EPF/2868/20 allowed on appeal (mixed-use development to provide 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).

Planning History:

[EPF/0206/24](#)

Approval of Details Reserved by Conditions 5 Landscaping, 6 Surface Water Drainage, 9 Levels, 16 EVP and 17 Broadband of EPF/2868/20 (Proposed mixed-use development to provide 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).

[EPF/2868/20](#)

Proposed mixed-use development to provide 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.

7. 🖐️ [EPF/0829/25](#) - Saint Johns Rc Special School, Turpins Lane, Chigwell, IG8 8AX

New car park area where a school hall has been previously demolished.

To Note:

The application site is Grade II curtilage listed therefore works may require Listed Building Consent.

[EPF/0599/24](#)

Demolition of an existing standalone single storey hall and the construction of new UK Power Network standard brick termination cabinet. The termination cabinet will house a new incoming electricity supply for use by the school - **APPROVE WITH CONDITIONS**

[EPF/0602/24](#)

Grade II listed building application for the Demolition of an existing standalone single storey hall and the construction of new UK Power Network standard brick termination cabinet. The termination cabinet will house a new incoming electricity supply for use by the school - **APPROVE WITH CONDITIONS**

[EPF/1109/22](#)

Demolition of an existing building and construction of new UK Power Networks standard brick termination cabinet - **REFUSED** ([Officer's Report - Appendix 2](#))

8. 🖐️ [EPF/0721/25](#) - 626, Limes Avenue, Chigwell, IG7 5NX

Single storey rear extension.

9. 🖐️ [EPF/0775/25](#) - 57 Oak Lodge Avenue, Chigwell, IG7 5JA

Erection of single storey rear extension, first floor front extension and hip to gable loft conversion with rear dormer and front roof lights. (Amendment to EPF/2370/24)

[EPF/2370/24](#)

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 - **APPROVED WITH CONDITIONS**

10. 🖐️ [EPF/0499/25](#) - 576, Limes Avenue, Chigwell, IG7 5NT

Change of use from office to 2no. self-build flats.

11. 🖐️ [EPF/0881/25](#) - 59, Lechmere Avenue, Chigwell, IG7 5HA

Proposed erection of 2 no. semi-detached houses and Demolition of existing dwellinghouse.

[EPF/2280/24](#) - 59, Lechmere Avenue, Chigwell, IG7 5HA

Proposed erection of 2 no. 4-bedroom houses. Demolition of existing house ([REFUSED - Appendix 3a](#))

[EPF/1728/24](#) - Proposed erection of 2 no. 4-bedroom houses. Demolition of existing house - **REFUSED** ([Officer's Report Appendix 3b](#))

[EPF/1129/20](#) - Demolition of existing dwelling and replace with two 3 bedroom dwellings.(Revised

application to EPF/0458/20) - **WITHDRAWN**

[EPF/0458/20](#) - Construction of a pair of semi-detached dwellings following demolition of existing dwelling - **WITHDRAWN**

12.  [EPF/0826/25](#) - 11, Manor Road, Chigwell, IG7 5PF

TPO/EPF/22/95 (Ref: T2)

T1: Ash - Fell and replace, 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

13.  [EPF/0950/25](#) - 88, Manor Road, Chigwell, IG7 5PQ

Application for approval of details reserved by Conditions 3, 4, 5, 11, 14 and granted permission on EPF/0937/23 (Demolition of the existing dwelling and construction of a replacement dwelling.)

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

14.  [EPF/0893/25](#) - 1, Hill Top View, Chigwell, IG8 8BG

Prior approval for a 4.80m deep single storey rear extension, with height to eaves 3.00m and maximum height 3.10m.

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)

15. **NONE**

APPEALS

16. **NONE**

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

18. **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 12 June at 6.30pm

19. 🖐️ 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.”

20. 🖐️ 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)