



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 12 June 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX
(Please note; The venue may be moved to adjacent Victory Hall if attendance numbers merit)

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 Faiza Rivzi (Vice Chair)
Cllr. Osman Ali	Cllr Tosin Amuludun
Cllr Alana Aradeon	Cllr Lorraine Clarke
Cllr Rochelle Hodds	Cllr Lisa Morgan
Cllr Debby Rye	

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 J Braha

Cllr D Rye

Proper Officer to the Parish Council

Date: 6 June 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 16 May, 23 May and 30 May 2025

6. 🖐️ [EPF/0508/25](#) - Luxborough Lakes, Luxborough Lane, Chigwell, IG7 5DF

Enhancements to the existing Luxborough Lakes to support additional outdoor sport and recreation uses (Revised application to EPF/1121/24).

To note: Green Belt
Enforcement notice - see officer's update ([Appendix 2](#))

Planning History

[EPF/1121/24](#)

Enhancements to the existing Luxborough Lakes to support additional outdoor sport and recreation uses - **WITHDRAWN**

7. 🖐️ [EPF/0908/25](#) - 10, Chigwell Park Drive, Chigwell, IG7 5BD

Single storey detached garden outbuilding.

8. 🖐️ [EPF/0920/25](#) - 34, Broad Oaks, High Road, Chigwell, IG7 6DW

Variation to Condition 1 of EPF/2719/21. (Demolition of an existing house, pool house and garage with other outbuildings, and erection of a replacement 14 bedroom two storey dwelling and garages)

To Note: Green Belt

Planning History

[EPF/0548/24](#)

Variation of condition 1 'Plan nos' on planning permission EPF/2719/21 (Demolition of an existing house, pool house and garage with other outbuildings, and erection of a replacement 14 bedroom two storey dwelling and garages) - **REFUSED (Officer's report - [Appendix 3](#))**

[EPF/1865/23](#)

Variation of condition 1 'plan numbers' of EPF/2719/21 (Demolition of an existing house, pool house and garage with other outbuildings, and erection of a replacement 14 bedroom two storey dwelling and garages). **REFUSED (Officer's report - [Appendix 4](#))**

[EPF/2229/22](#)

New two storey dwelling with attic storey and double basement accommodation, as an enlargement of the implemented scheme EPF/2719/21 - **REFUSED (Officer's report - [Appendix 5](#))**

9. 🖐️ [EPF/0955/25](#) - St Mary Church, High Road, Chigwell, IG7 6QA

Installation of (phone mast) 1No. external GPS node mounted at eaves level on the western elevation and ancillary development thereto.

10. 🖐️ [EPF/0989/25](#) - St Mary Church, High Road, Chigwell, IG7 6QA

Listed building consent for the installation of 1No. external GPS node mounted at eaves level on the western elevation and ancillary development thereto.

11. 🖐️ [EPF/0815/25](#) - 9, Forest Lane, Chigwell, IG7 5AF

Rear single storey infill extension, rear single storey extension to cover existing outdoor pool, conversion of garage into living space, internal reconfiguration, external elevation changes and two new vehicle access gates.

12. 🖐️ [EPF/0864/25](#) - New Barns Farm, Threshers, Roding Lane, Chigwell, IG7 6BJ

Listed building consent for proposed extensions and upgrade of facade from render to timber cladding.

To Note: Green Belt

[EPF/0059/25](#)

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

13. 🖐️ [EPF/0952/25](#) - 2, Audleigh Place, Chigwell, IG7 5QT

Boundary brick wall with pillars, metal railings and metal gate.

Planning History

[EPF/0532/25](#)

Proposed ground floor part rear orangery - **APPROVED SUBJECT TO CONDITIONS**

[EPF/1903/24](#)

First floor side extension - **REFUSED** (Officer's report - [Appendix 6](#))

14. 🖐️ [EPF/0972/25](#) - 67, Mount Pleasant Road, Chigwell, IG7 5EP

Proposed single storey infill extension.

15. 🖐️ [EPF/0979/25](#) - 25, Shirbern House, Forest Lane, Chigwell, IG7 5AF

Proposed single storey rear addition with balcony above with perimeter screening and upvc French doors to bedroom 2 at first floor.

16. 🖐️ [EPF/0997/25](#) - 29, Grange Crescent, Chigwell, IG7 5JD

Proposed single storey rear extension, front extension and garage conversion.

[EPF/0999/25](#)

Certificate of lawful development for a proposed loft conversion with hip to gable extension and rear dormer - **Under Consultation**

[EPF/0997/25](#)

Proposed single storey rear extension, front extension and garage conversion - **Under Consultation**

17. 🖐️ [EPF/0778/25](#) - 11, Brook Way, Chigwell, IG7 6AA

Single storey rear extension, first floor rear extension, loft conversion and roof extension and construction of cycle storage outbuilding.

18. 🖐️ [EPF/0933/25](#) - 2, High Elms, Chigwell, IG7 6NF

TPO/EPF/17/91

T3: Sycamore - Crown reduce height and spread by up to 3m, as specified.

T4: Oak - Reduce height by up to 4m and reshape by up to 1m, as specified. Crown lift to 5m above ground, as specified.

19. 🖐️ [EPF/0976/25](#) - Forest House, Vicarage Lane, Chigwell, IG7 6NA

TPO/EPF/17/91 (Ref: T31, T32, T36)

T1: Holm Oak - Selective reduction of branches overhanging driveway to suitable growth points, as specified.

T3: Oak - Selective reduction of branches overhanging driveway to suitable growth points, as specified.

T4: Oak - Crown reduce to suitable growth points and shape, as specified. Crown lift by up to 3.5m, as specified.

20. 🖐️ [EPF/0982/25](#) - Forest House, Vicarage Lane, Chigwell, IG7 6NA

TPO/EPF/17/91 (Ref: T35)

T5: Robinia - Fell and replace, as specified.

21. 🖐️ [EPF/0988/25](#) - 2, High Elms, Chigwell, IG7 6NF

TPO/EPF/17/91

T2: Oak - Fell and replace, as specified.

22. 🖐️ [EPF/1089/25](#) - 10 Great Oaks, Chigwell, IG7 5ES

TPO/EPF/27/82 (Ref: T4)

T1: Oak - Crown reduce by up to 3m, 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

23. 🖐️ [EPF/1017/25](#) - 93, Manor Road, Chigwell, IG7 5PN

Reserved Matters application for use of land for the erection of three detached dwellings. Existing dwelling to be removed. (Outline application EPF/2769/18 allowed on appeal).

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

24. 🖐️ [EPF/0958/25](#) - 14, Hycliffe Gardens, Chigwell, IG7 5HJ

Prior approval for a 4.50m deep single storey rear extension, with height to eaves 2.92m and maximum height 3.00m.

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)

25. 🖐️ [EPF/0998/25](#) - 29, Grange Crescent, Chigwell, IG7 5JD

Certificate of lawful development for a proposed garden room.

26. 🖐️ [EPF/0999/25](#) - 29, Grange Crescent, Chigwell, IG7 5JD

Certificate of lawful development for a proposed loft conversion with hip to gable extension and rear dormer.

APPEALS

27. 🖐️ [EPF/0538/25](#) - [AP-13505](#) - 233, Fencepiece Road, Chigwell, IG7 5EB - APP/J1535/W/25/[3365530](#)

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

Interested Party comments due by: Friday 27 June

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

29. **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 26th June at 6.30pm

30. 🖐️ **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.”

31. 🖐️ **LEGAL MATTERS**

To hear an update from the Acting Clerk in regard to legal advice received on the recent planning decisions at Froghall Lane (EPF/0942/24) and Chigwell Primary (EPF/2704/23)

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)