



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 10 July 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. Osman Ali
Cllr Alana Aradeon
Cllr Rochelle Hodds
Cllr Debby Rye

Cllr Faiza Rivzi (Vice Chair)
Cllr Tosin Amuludun
Cllr Lorraine Clarke
Cllr Lisa Morgan

Acting Clerk to the Council:

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: 4 July 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 26 June 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 20 and 27 June 2025

6. 🖐️ [EPF/1096/25](#) - 167A, Manor Road, Chigwell, IG7 5QB

Loft Conversion

7. 🖐️ [EPF/1144/25](#) - 62, Bracken Drive, Chigwell, IG7 5RD

Demolition of existing house and erection of a new bungalow, incorporating pitched roof and dormers.

Planning History:

[EPF/1910/24](#)

Demolition of Existing house and Erection of a new Bungalow with Mansard roof and dormers.
REFUSED ([Officer's report Appendix 2](#))

8. 🖐️ [EPF/0871/25](#) - 13, Whitehall Close, Chigwell, IG7 6EQ

Double storey side extension.

Planning History

[EPF/2241/24](#)

Double storey side extension. **REFUSED** ([Officer's report Appendix 3](#))

[EPF/1535/24](#)

Certificate of Lawful Development for alteration of roof space from hip to gable. Additional dormer to be constructed at the rear. **LAWFUL**

[EPF/1131/24](#)

The proposed works involve constructing a double-storey side extension to the existing semi-detached home. The extension will be situated 1 meter below the current home from floor to roof height and set back by 3.2 meters, making it out of view. The ground floor will feature a large open-plan kitchen, while the first floor will add bedrooms and bathrooms. A small remodel of the existing structure will ensure seamless integration. Sustainable practices and materials will be employed where possible to enhance energy efficiency. **REFUSED** ([Officer's report Appendix 4](#))

[EPF/1036/24](#)

Prior approval for a proposed 6.00 metre extension from the existing dwelling, with a maximum height not exceeding 4 meters and eaves height 3.20 metres. **NOT REQUIRED**

[EPF/0979/24](#)

Certificate of lawful development for a proposed rear dormer in connection with a loft conversion. **NOT LAWFUL**

9. 🖐️ [EPF/1010/25](#) - 43, Meadow Way, Chigwell, IG7 6LR

Erection of two storey rear extension and single storey side extension, new front porch and new front boundary wall with additional entrance.

10. 🖐️ [EPF/1094/25](#) - 130, Manor Road, Chigwell, IG7 5PR

Proposed First Floor Side Extension.

Planning History:

[EPF/0968/25](#)

Proposed annexe building for ancillary use - **UNDER CONSULTATION**

11. 🖐️ [EPF/1202/25](#) - 237, Fencepiece Road, Chigwell, IG7 5EB

Variation of condition 2 plan numbers of EPF/2743/19 (Proposed two storey side & rear extension with some work to the front elevation (Revised application to EPF/2029/18).

Planning History:

[EPF/2743/19](#)

Proposed two storey side & rear extension with some work to the front elevation. (Revised application to EPF/2039/18) **PLEASE NOTE THIS SHOULD BE EPF/2039/19 - **GRANTED WITH CONDITIONS**

[EPF/2039/19](#)

Proposed side and rear extension to the existing house, with some work to the front elevation - **WITHDRAWN**

12. 🖐️ [EPF/1140/25](#) - 21, Tomswood Road, Chigwell, IG7 5QP

Proposed front and side extensions to include loft conversion and internal reconfiguration.

Planning History:

[EPF/0409/25](#)

Alteration to the roof, front and side elevations - **REFUSED** ([Officer's Report - Appendix 5](#))

[EPF/2247/24](#)

Proposed front and side extensions to include loft conversion and internal reconfiguration - **REFUSED** ([Officer's Report - Appendix 6](#))

[EPF/0559/24](#)

Double storey extension to a existing bungalow along with Loft conversion and front dormer and alterations to front façade - **REFUSED** ([Officer's Report - Appendix 7](#))

[EPF/2021/23](#)

Demolition of an existing Bungalow and construction of a new two storey dwelling house with a loft conversion - **REFUSED** ([Officer's Report - Appendix 8](#))

[EPF/2898/22](#)

Proposed front and side extensions to include loft conversion and internal reconfiguration. - **APPROVED WITH CONDITIONS**

13. 🖐️ [EPF/1172/25](#) - 80, Bracken Drive, Chigwell, IG7 5RD

Single ground floor front and rear extension including front porch and rear roof extension with front and rear dormer windows rooflight window to the sides.

Planning History:

[EPF/2229/24](#)

Single ground floor front and rear extension including front porch and rear roof extension with front and rear dormer windows Velux window to the sides - **REFUSED** ([Officer's Report - Appendix 9](#))

[EPF/1500/24](#)

Single ground floor front and rear extension including front porch and rear roof extension with front and rear dormer windows velux window to the sides - **REFUSED** ([Officer's Report - Appendix 10](#))

[EPF/1499/24](#)

Prior approval for a 8.0m deep single storey ground floor rear extension, height to eaves 3.0m and maximum height 3.2m. - **NOT REQUIRED**

14. 🖐️ [EPF/1201/25](#) - 4, Lingmere Close, Chigwell, IG7 6LH

Single storey rear and side extension.

Planning History:

[EPF/1467/24](#)

Single storey rear extension - **GRANTED WITH CONDITIONS**

[EPF/0767/24](#)

Prior approval for a proposed 8.0m deep single storey rear flat roof extension, height to eaves 2.90m and maximum height of 3.20m - **NOT REQUIRED**

15. 🖐️ [EPF/1204/25](#) - 36, Dacre Gardens, Chigwell, IG7 5HG

Demolition of existing garage and construction of a single storey side and rear extension.

16. 🖐️ [EPF/1243/25](#) - 11 Chigwell Grange, High Road, Chigwell, IG7 6BF

Outbuilding, extending existing patio and change rear garden levels.

[EPF/0400/22](#)

Single storey rear extension - **GRANTED WITH CONDITIONS**

[EPF/1132/21](#)

TPO/EPF/09/12

T2: Ash - Fell and replace, as specified - **GRANTED WITH CONDITIONS**

17. 🖐️ [EPF/1221/25](#) - 146, Amar Nivas, Hainault Road, Chigwell, IG7 5DL

TPO/EPF/15/15

T1 & T2: Oak - Crown reduce by up to 3m to give 1m clearance from building, as specified. Crown lift by up to 3m from ground, 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

18. 🖐️ [EPF/1003/25](#) - 19, Orchard Way, Chigwell, IG7 6EE

Application for approval of details reserved by conditions 3 & 11 on planning permission EPF/0463/20 (Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, amenity space and landscaping) - **[GRANTED ON APPEAL](#)**

19. 🖐️ [EPF/0992/25](#) - Kenswal, Grove Lane, Chigwell, IG7 6JD

Application for approval of details reserved by condition 5 (Water Calculations), condition 7 (Surface Water), condition 10 (Landscape), condition 12 (Land Risk Assessment), condition 13

(Levels) & condition 14 (Materials) on planning permission [EPF/2688//22](#) (proposed redevelopment of the site with erection of a 2 storey building which will accommodate 1 x residential unit) - **[GRANTED ON APPEAL](#)**.

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

20. 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)

21. 🖐️ [EPF/1179/25](#) - 1-23, St Winifreds Close, Chigwell, IG7 5PU

Certificate Of Lawful Development for proposed erection of additional floor at third floor level to accommodate 5x2 bedroom apartments with associated amenities (as previously approved under application [EPF/0269/19](#)).

APPEALS

22. 🖐️ [EPF/0385/25](#) - AP-13512 - 58A, Chigwell Rise, Chigwell, IG7 6AG - APP/J1535/D/25/[3367438](#)

Against a Refusal

Permission is sought to convert the garage into living accommodation, construction of 2-storey front and rear extensions, rear rooflights and patio to existing dwellinghouse.

Written representations due by: N/A

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

24. 🖐️ DATE OF THE NEXT MEETING

To be confirmed as Thursday 26th July 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)