



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 26 June 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: 20 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 12 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 6 and 13 June 2025

6. 🖐️ [EPF/1087/25](#) - Land to rear of Little West Hatch, High Road, Chigwell, IG7 5BS

Remediation of land and creation of bund.

Green Belt: Yes

7. 🖐️ [EPF/1027/25](#) - 34, Tomswood Road, Chigwell, IG7 5QS

Variation to Condition 2 of EPF/0389/25. (Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension.)

Withdrawn

8. 🖐️ [EPF/1035/25](#) - 47, Hainault Road, Chigwell, IG7 5DQ

Change of use of existing premises from a dwelling (C3) to a residential care home (C2) for children with behavioural / learning difficulties.

[EPF/0677/23](#)

Replacement of existing dwelling with a house that will appear as two storey in scale, with a second floor of accommodation within the roof, plus a basement to provide a 6 bedroom house (Revised scheme to EPF/2122/22) - **GRANTED WITH CONDITIONS**

[EPF/2122/22](#)

Replacement of existing dwelling with a house that will appear as two storey in scale, with a second floor of accommodation within the roof, plus a basement to provide a 5 bedroom house - **REFUSED**

9. 🖐️ [EPF/1041/25](#) - 1, Shillibeer Walk, Chigwell, IG7 6JA

Demolition of existing conservatory and the erection of single storey rear extension.

10. 🖐️ [EPF/1080/25](#) - Daleside, Vicarage Lane, Chigwell, IG7 6LS

Installation of 2 metre railings and gates along boundary walls and render to front of house.

[EPF/2664/22](#)

Boundary Gates And Fencing - **APPROVED WITH CONDITIONS**

11. 🖐️ [EPF/1092/25](#) - 23, Chester Road, Chigwell, IG7 6AH

Installation of front garden electronic metal boundary gates, with brick pillars to match existing, and a low brick wall along the boundary. Revision to previously refused application (EPF/2265/24).

[EPF/2265/24](#)

Installation of front garden electronic metal boundary gates, with brick pillars to match existing, and a low brick wall along the boundary - **REFUSED (Officer's report [Appendix 2](#))**

12. 🖐️ [EPF/0968/25](#) - 130, Manor Road, Chigwell, IG7 5PR

Proposed annexe building for ancillary use.

13. 🖐️ [EPF/1122/25](#) - 6, Parkland Close, Chigwell, IG7 6LL

Creation of two new dormer windows to the existing roof structure. Removal of four Velux windows in same location.

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

14. 🖐️ [EPF/1072/25](#) - 23-22, Brook Parade, Chigwell, IG7 6PF

Application for approval of details reserved by condition 5 (material details) on planning permission [EPF/2701/19](#) (development proposed is the construction of an additional storey comprising 6 two-bedroom flats).

Planning History:

[EPF/2701/19](#) - Proposed construction of an additional storey comprising of x6 no. two bedroom flats - **APPROVED AT APPEAL (Inspector's report Appendix 3)**

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

15. 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)

16. 🖐️ [EPF/1112/25](#) - 86, Tender Trap, Manor Road, Chigwell, IG7 5PQ

Certificate of Lawful Development for proposed extension to existing outbuilding

APPEALS

17. 🖐️ [EPF/0775/25](#) - AP-13507 - 57 Oak Lodge Avenue, Chigwell, IG7 5JA - APP/J1535/D/25/[3367155](#)

Against a Refusal

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).

Householder appeal - no written representations

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

19. DATE OF THE NEXT MEETING

To be confirmed as Thursday 10th 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)