



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 24 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: 18 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 10 July 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 4 and 11 July 2025

### 6. 🖐️ [EPF/1285/25](#) - 34, Tomswood Road, Chigwell, IG7 5QS

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

Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension.

Planning History:

#### [EPF/0389/25](#)

Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension - **APPROVED WITH CONDITIONS**

#### [EPF/2190/24](#)

Certificate of lawful development for a proposed rear pool house - **LAWFUL**

#### [EPF/1477/24](#)

Extensions to the ground and first floor of the property, a new roof with front and rear dormer windows to give accommodation, and a small lower ground floor extension - **APPROVED WITH CONDITIONS**

### 7. 🖐️ [EPF/1174/25](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU

Ground floor side extension.

Planning History:

**[EPF/0788/25](#)**

Insert new rear dormers to existing loft area - **APPROVED WITH CONDITIONS**

**[EPF/2266/24](#)**

Two storey side extension with corresponding hipped roof extension and single storey bayed extension to front - **REFUSED (Officer's Report - [Appendix 2](#))**

**[EPF/1374/24](#)**

Insert dormer into existing converted loft - **REFUSED (Officer's Report - [Appendix 3](#))**

**8. 🖐️ [EPF/1174/25](#) - 17, Tomswood Road, Chigwell, IG7 5QP**

Retention of Installed AC Units (4No. in total) - (Revised application to [EPF/0682/23](#))

Planning History:

**[EPF/0119/24](#)**

Retention of Installed AC Units (4No. in total)

(Re-submission of application EPF/0682/23) - **REFUSED (Officer's Report - [Appendix 4](#))**

**[EPF/0682/23](#)**

Retention of Installed AC Units (4No. in total) - **REFUSED (Officer's Report - [Appendix 5](#))**

**9. 🖐️ [EPF/1320/25](#) - 24, The Orangery, High Road, Chigwell, IG7 6DL**

New Boundary Railings to roadside.

Planning History:

**[EPF/0306/25](#)**

Single storey rear extension and raising of main roof to create a loft level and revised main roof design - **APPROVED WITH CONDITIONS**

**10. 🖐️ [EPF/1263/25](#) - 18, Grovewood Place, Chigwell, IG8 8PX**

TPO/EPF/06/99

T1: Willow - Prune to previous points, as specified.

**11. 🖐️ [EPF/1266/25](#) - 57, Tomswood Road, Chigwell, IG7 5QR**

TPO/EPF/21/09 (Ref: T28)

T1: Turkey Oak - Crown reduce by up to 2.5m, 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

**12. NONE**

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

**13. 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)

**14. NONE**

**APPEALS**

**15. NONE**

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

**17. 🖐️ DATE OF THE NEXT MEETING**

To be confirmed as Thursday 14 August 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)**