



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 14 August 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: 8 August 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 24 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 18 and 25 July and 1 August 2025

6. 🖐️ [EPF/1124/25](#) - 120, Luxborough Lane, Chigwell, IG7 5AA

Conversion of an existing dwelling into 2 x dwellings incorporating a proposed single storey rear extension with associated parking.

To Note: Green Belt

[EPF/0461/25](#)

Certificate of lawful development for a proposed single storey rear extension - **LAWFUL**

[EPF/1435/16](#)

Demolition of existing single dwelling and erection of two new dwellings - **APPROVED**

7. 🖐️ [EPF/1336/25](#) - 3, Mount Pleasant Road, Chigwell, IG7 5EP

Rear infill ground floor extension, porch enlargement, garage conversion and loft conversion with dormer.

8. 🖐️ [EPF/1345/25](#) - 15, Bracken Drive, Chigwell, IG7 5RG

Proposed porch extension, roof alteration and garage conversion.

To Note: Protected tree within curtilage

Planning History:

[EPF/2418/24](#)

Proposed roof extension - **APPROVED**

[EPF/0652/17](#)

Certificate of Lawful Development for proposed rear dormer extension - **LAWFUL**

[EPF/1115/15](#)

TPO/EPF/17/09 T5: Sequoia - Crown lift to clear shed roof height.

9. 🖐️ [EPF/1164/25](#) - 38, St Marys Way, Chigwell, IG7 5BX

Two storey rear infill extension, new side windows into ground floor.

10. 🖐️ [EPF/1342/25](#) - 48, Chigwell Rise, Chigwell, IG7 6AG

Erection of rear, and front First floor extensions floor extensions, and new roof and rooms in the loft with front and rear dormers and rooflight windows.

Planning History

[EPF/1429/09](#)

New vehicle crossover, together with gates and railing on front boundary - **GRANTED WITH CONDITIONS**

[EPF/0475/09](#)

New pitched roof to existing flat roof to front and side elevation - **GRANTED WITH CONDITIONS**

[EPF/0823/06](#)

Single storey rear extension with screened first floor roof terrace, remodelled interior and garage front, new front wall and gates - **REFUSED**

[EPF/1172/05](#)

Single storey rear extension with roof terrace and relocation of conservatory. **DISMISSED AT APPEAL**

11. 🖐️ [EPF/1214/25](#) - Baps Swaminarayan Mandir, Mandir Lane, Chigwell, IG7 6ED

Side extensions to existing temple and hall plus creation of new foyer and sports halls to the rear of site.

To Note: Green Belt

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. 🖐️ [EPF/1387/25](#) - 177 High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Condition 3 (Schedule of external materials) on planning permission EPF/2868/20 Allowed on appeal. (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).

13. 🖐️ [EPF/1414/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Application for approval of details reserved by condition 4 on planning permission EPF/2835/22 (Extension to Existing Dwelling).

14. 🖐️ [EPF/1501/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Condition 3 of EPF/2835/22 (Extension to Existing Dwelling).

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/1360/25](#) - 25, Murtwell Drive, Chigwell, IG7 5ED

Certificate of Lawful Development for existing use as 6 bed HMO.

[EPF/0416/25](#)

Certificate of Lawful Development for existing use as 6-bed HMO - **WITHDRAWN - SEE PARISH COMMENTS**

[EPF/1766/24](#)

Ground floor rear extension, first floor side extension and loft conversion for an existing HMO property to achieve 3 no. additional rooms, resulting in a total of 9 no. HMO rooms, with existing parking area and proposed bike & bin storage.

17. 🖐️ [EPF/1374/25](#) - 36, Oak Lodge Avenue, Chigwell, IG7 5HZ

Certificate of Lawful Development for a proposed outbuilding.

APPEALS

18. 🖐️ EPF/0415/25 - [AP-13519](#) - APP/J1535/W/25/3368577 - 181-185 Impact House, High Road, Chigwell, IG7 6NU

Application for variation of condition 2' plan no's and condition 8'Privacy Screen' on planning permission EPF/0218/18 (Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create

Against a Refusal

Interest Party Comments due: 20 August

19. 🖐️ EPF/0021/25 - [AP-13533](#) - APP/J1535/W/25/3368716 - Side Street Parking, Brook Way, Chigwell IG7

Siting of 1.no rapid electric vehicle charger together with ancillary electrical equipment to create 2.no rapid vehicle charging bays at an existing informal section of on-street parking as part of a community charging installation.

Against a Refusal

Interest Party Comments due: 1 September

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

21. 🖐️ DATE OF THE NEXT MEETING

To be confirmed as Thursday 28 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)