



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 28 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 Lorraine Clarke  
Cllr Lisa Morgan

Cllr Faiza Rivzi (Vice Chair)  
Cllr Tosin Amuludun  
Cllr Rochelle Hodds  
Cllr Debby Rye

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: 22 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 14 August 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 8 and 15 August 2025

### 6. 🖐️ [EPF/1449/25](#) - Land South of Chigwell Rise, Chigwell, IG7 6BN

Environmental Impact Assessment (EIA) Screening Request for residential-led development at the site, comprising up to 250 residential dwellings (Class C3), up to 200 care/extra care bed spaces/suites (Class C2), up to 5,000sqft flexible community floorspace (Class F2/Class E) together with associated landscaping, public open space, means of access, parking, drainage and infrastructure works. The residential units and community space will be submitted in full and the care home in outline.

To note: Green Belt

Planning History:

[EPF/2131/19](#)

Permission for use of site as a burial ground with associated landscaping, access improvements and ancillary storage and reception buildings - **REFUSED AT APPEAL** ([Appendix 2](#) - Officer's report)

[EPF/1919/23](#)

Proposed use of site as a natural burial ground with associated landscaping, access improvements and parking - **ALLOWED AT APPEAL** ([Appendix 3](#) - Planning Inspector's decision)

### 7. 🖐️ [EPF/1495/25](#) - 72, Grange Court, High Road, Chigwell, IG7 6PT

Grade II\* listed building consent for construction of lift and associated shaft.

To Note:

Grade II\* Listed Building - Historic England comments

Planning History:

**[EPF/2502/19](#) and [EPF/2501/19](#)**

Variation of condition 2 'Plan numbers' of [EPF/3264/17](#) (Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3) - alterations to layout within listed building, and to layout and elevations in the extensions. **REFUSED ([Appendix 4](#) - Conservation Comments regarding proposed lift)**

**[EPF/0615/22](#) and [EPF/0766/22](#)**

Planning and Listed building consent for Minor amendments to the new build extension to the south east of the site, to the rear of the Grade II\* Grange Court. Amendments include the provision of a basement, increase in the building length, changes to the entrance level and ramp, and internal layout and elevation changes - **REFUSED ([Appendix 5](#) - Conservation Comments)**

**[EPF/0767/22](#) and [EPF/0633/22](#)**

Planning and Listed building consent for Amendments to the approved layouts to allow for the communal entrance to the main building to be via the central main door and portico, an infill to the side to create a small extension, with associated amendments to the internal layout to the ground floor of the main house - **REFUSED ([Appendix 6](#) - Officer report and Conservation Comments)**

**[EPF/0612/22](#) and [EPF/0613/22](#)**

Grade II\* Listed Building Application for minor amendments to internal layout to the first floor of the main house **REFUSED - Insufficient information provided**

**[EPF/0611/22](#)**

Grade II\* Listed Building Application to dismantle and rebuild chimney stack - **REFUSED ([Appendix 7](#) - Conservation comments)**

**[EPF/3200/21](#)**

Application for Grade II\* Listed Building for proposed installation of x 5 no rooflights (including one automatic opening vent) and x 2 no sun pipes into roof to main house, above 2nd floor - **APPROVED WITH CONDITIONS**

**[EPF/3264/17](#) and [EPF/3275/17](#)**

Planning and Listed building consent for Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3) - **APPROVED (AT PLAN SOUTH)**

**[EPF/3367/16](#) and [EPF/3372/16](#)**

Planning and Listed building consent for Grade II\* Listed Building Consent for the conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping **REFUSED ([Appendix 8](#) - Officer report)**

8. 🖐️ [EPF/1482/25](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Variation of condition 2 of EPF/2511/24 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses).

To note: Green Belt  
Permitted development Rights removed

Planning History:

[EPF/2511/24](#)

Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses.) - Minor amendment to the design. The overall height of the proposal has been increased by 1m so as to accommodate a bedroom within the roof structure. All other aspects of the design remain as consented - **APPROVED WITH CONDITIONS**

[EPF/1288/23](#)

Variation on condition 2 relating to drawing numbers on planning permission EPF/0028/23 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses) - The amended drawings show no build material difference, but merely an increase in the spacing between the two units and relocation towards the north of the site to be more in line with the neighbouring Miller's Lodge building line - **ALLOWED AT APPEAL ([Appendix 9](#) - Inspector's report)**

[EPF/0028/23](#)

Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses - **APPROVED WITH CONDITIONS**

9. 🖐️ [EPF/1377/25](#) - 69, High Meadows, Chigwell, IG7 5JY

First Floor Rear Extension and Garage Conversion with 1nos window at front and 3nos windows on side elevation.

10. 🖐️ [EPF/1399/25](#) - 38, Chigwell Park Drive, Chigwell, IG7 5BD

Double side and single rear storey extension.

Planning History:

[EPF/0768/16](#)

Two storey side extension with rooms in the roof space, rear dormer window and solar panels. Single storey rear extension. New front porch - **APPROVED WITH CONDITIONS**

11. 🖐️ [EPF/1458/25](#) - 72, Bracken Drive, Chigwell, IG7 5RD

Erection of a single-storey rear extension.

[EPF/2904/22](#)

Modification of the main roof; Addition of new rooflights to the flat section of the main roof; Replacing three rear dormers with a wide dormer; Removal of the front bay window and replacement with a new entrance door and two columns and addition of two rooflights over new entrance hall; Widening of the front window between new entrance door and garage door; Erection of a single storey rear extension with crown roof and two rooflights; Blocking a side (east) window & Internal alterations - **APPROVED WITH CONDITIONS**

12. 🖐️ [EPF/1576/25](#) - 141, Lambourne Road, Chigwell, IG7 6EN

Variation of Condition 3 'Materials' of EPF/1289/24 (Minor alterations/extension to an existing single-storey toilet block to include a new single-storey accessible toilet unit and a single-storey outdoor sheltered sink station)

To Note: Green Belt

Planning History:

[EPF/1289/24](#)

Minor alterations/extension to an existing single-storey toilet block to include a new single-storey accessible toilet unit and a single-storey outdoor sheltered sink station - **APPROVED WITH CONDITIONS**

13. 🖐️ [EPF/1437/25](#) - 13, Bracken Drive, Chigwell, IG7 5RG

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement, rear patio and rear dormer.

Planning History:

[EPF/2520/23](#)

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement - **REFUSED AT APPEAL** ([Appendix 10](#) - Inspector's report)

14. 🖐️ [EPF/1398/25](#) - 31, Tomswood Road, Chigwell, IG7 5QR

First floor rear extension to create additional bedroom. Roof extension with rear dormer extension. Internal remodelling.

Planning History:

[EPF/1070/22](#)

First floor rear extension to create additional bedroom. Roof extension with rear dormer extension. Internal remodelling - **APPROVED WITH CONDITIONS**

15. 🖐️ [EPF/1509/25](#) - 5, Grange Crescent, Chigwell, IG7 5JB

Proposal for a two-storey side and rear extension, single-storey rear extension, and loft conversion.

[EPF/0172/21](#)

Outline application for demolition of the existing dwellinghouse and its replacement with a new build to provide 5 new flats (Revised scheme to EPF/1146/20) - **REFUSED AT APPEAL** ([Appendix 11](#) - **Planning Inspector's report**)

[EPF/1146/20](#)

Part single, part two storey rear extensions and loft conversion for the host property, number 5 Grange Crescent. New two storey side extension with rooms in the roof to form 1 No. new dwellinghouse. New/altered vehicular crossovers - **REFUSED**

[EPF/3342/17](#)

Construction of new 2 storey dwelling, with accommodation in the roof, alongside the existing house at no. 5 Grange Crescent - **REFUSED** (Officer's report - [Appendix 12](#))

16. 🖐️ [EPF/1545/25](#) - 33, Oak Lodge Avenue, Chigwell, IG7 5JA

Erection of front porch, two storey side extension, two storey part single storey rear extension and loft conversion with rear dormer.

[EPF/0548/25](#)

**Site Address**

33, Oak Lodge Avenue, Chigwell, IG7 5JA

**Proposal**

Demolition of existing garage, erection of front porch, two storey side, single storey rear part first floor rear extension and dormers. (Amending and combining previous applications) - **REFUSED** (Officer's report - [Appendix 13](#))

[EPF/2374/23](#)

**Site Address**

33, Oak Lodge Avenue, Chigwell, IG7 5JA

**Proposal**

Conversion of garage into habitable room, erection of front porch, two storey side, single storey rear part first floor rear extension. - **APPROVED WITH CONDITIONS**

[EPF/0913/23](#)

**Site Address**

33 and 35 Oak Lodge Avenue, Chigwell, IG7 5JA

**Proposal**

Two storey side extension, two storey rear extension following demolition of side garage at 33 Oak Lodge Avenue. First floor infill extension at 35 Oak Lodge Avenue - **REFUSED** (Officer's report - [Appendix 14](#))

[EPF/2156/22](#)

**Site Address**

33, Oak Lodge Avenue, Chigwell, IG7 5JA

**Proposal**

Conversion of garage into habitable room, erection of front porch, two storey side, single storey rear part first floor rear extension - **APPROVED WITH CONDITIONS**

17. 🖐️ [EPF/1578/25](#) - 36, Oak Lodge Avenue, Chigwell, IG7 5HZ

Two storey part single storey rear extension, hip to gable loft conversion with rear dormer and front roof lights.

To note: Protected tree with curtilage

Planning History:

[EPF/1374/25](#)

Certificate of Lawful Development for a proposed outbuilding - **UNDER CONSULTATION**

18. 🖐️ [EPF/1605/25](#) - 22, Meadow Way, Chigwell, IG7 6LP

Demolition of conservatory, erection of part single, part first floor and rear extensions, with small clock tower. Garage extension, raised patio, new boundary fence and gates and new access steps into the property.

19. 🖐️ [EPF/1647/25](#) - 3, Gainsborough Place, Chigwell, IG7 6LA

Alterations to Single storey rear extension and loft conversion to provide additional bedroom and prayer room, following previous approval EPF/2019/24

Planning History:

[EPF/2019/24](#)

**Site Address**

3, Gainsborough Place, Chigwell, IG7 6LA

**Proposal**

Alterations to Single storey rear extension and loft conversion to provide additional bedroom and prayer room, following previous approval EPF/1134/24 - **APPROVED WITH CONDITIONS**

[EPF/1596/24](#)

**Site Address**

3, Gainsborough Place, Chigwell, IG7 6LA

**Proposal**

Non Material Amendment to EPF/1134/24 (Single storey rear extension and loft conversion to provide additional bedroom and prayer room) - Changes to rear dormer - **REFUSED (Officer's report [Appendix 15](#))**

[EPF/1134/24](#)

**Site Address**

3, Gainsborough Place, Chigwell, IG7 6LA

**Proposal**

Single storey rear extension and loft conversion to provide additional bedroom and prayer room, following previous refusal EPF/0132/24 - **APPROVED WITH CONDITIONS**

[EPF/0132/24](#)

**Site Address**

3, Gainsborough Place, Chigwell, IG7 6LA

**Proposal**

Proposed rear extension and loft conversion to provide additional bedroom and prayer room - **REFUSED (Officer's Report [Appendix 16](#))**

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

**RE-CONSULTATION** - Rear single storey infill extension including balcony, 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

21. 🖐️ [EPF/1547/25](#) - Woolston Manor, Abridge Road, Chigwell, IG7 6BX

TPO/EPF/42/01

T38: Poplar - Crown reduce by up to 5m, as specified.

22. 🖐️ [EPF/1582/25](#) - 7, Lambourne Close, Chigwell, IG7 6EB

TPO/EPF/42/01

T38: Poplar - Crown reduce by up to 5m, as specified.

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

23. **NONE**

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

24. **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)

25. 🖐️ [EPF/1472/25](#) - 9, Glebelands, Chigwell, IG7 4QG

Certificate of Lawful Development for proposed ground floor rear extension.

**APPEALS**

To consider and **AGREE** the Council's response/further action

26. 🖐️ 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

To **NOTE** the Council's submitted comments ([Appendix 17](#))

**27. 🖐️ EPF/0028/25 - [AP-13534](#) - APP/J1535/D/25/[3369724](#) - 38, Park View, Chigwell, IG7 5DF**

Proposed loft conversion, single storey rear extension and new outhouse in back garden.

Against a Refusal

Interest Party Comments due: N/A - Householder appeal

**28. EPF/0724/25 - [AP-13538](#) - APP/J1535/D/25/[3370419](#) - 17, Chester Road, Chigwell, IG7 6AH**

Ground, first and second floor extensions with internal alterations.

Against a Refusal

Interest Party Comments due: N/A - Householder appeal

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

**30. 🖐️ DATE OF THE NEXT MEETING**

To be confirmed as Thursday 11 September 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)**