

MEETING OF THE PLANNING COMMITTEE

Date: Thursday 11 September 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 Faiza Rivzi (Vice Chair)

Cllr Cosman Ali
Cllr Lorraine Clarke
Cllr Lisa Morgan
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

Date: 5 September 2025

Cllr D Rye

Proper Officer to the Parish Council

AGENDA

Date: 11 September 2025

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.

To receive and confirm the minutes of the meeting held 28 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 22 and 29 August 2025

6. <u>EPF/1731/25</u> - 42, Love Lane, Chigwell, IG8 8BB

Hip to gable roof alterations, construction of part single storey part two storey rear extension, and insertion of ground floor side window.

Planning History:

EPF/0680/24

Removal of rear canopy, construction of a single storey rear extension, and insertion of side window - REFUSED (Officer's Report Appendix 2)

EPF/0344/24

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.82 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres - **PRIOR APPROVAL NOT REQUIRED**

7. <u>EPF/1732/25</u> - 42, Love Lane, Chigwell, IG8 8BB

Conversion of garage into habitable space. Relocation of front door. Alterations to ground floor front fenestration.

Planning History:

EPF/0680/24

Removal of rear canopy, construction of a single storey rear extension, and insertion of side window - REFUSED (Officer's Report Appendix 2)

Date: 11 September 2025

EPF/0344/24

Prior notification application for the construction of a single storey rear extension. The proposed extension will extend beyond the rear wall by 6.00 metres. The maximum height of the proposed extension from the natural ground level is 2.82 metres. The height at eaves level of the proposed extension measured from the natural ground level is 2.50 metres - **PRIOR APPROVAL NOT REQUIRED**

8. EPF/1639/25 - 5, Parkland Close, Chigwell, IG7 6LL

Proposed two storey rear and side extension with new double gable pitched roof to the rear. Proposed new roof over garage to the front.

Planning History:

EPF/2651/20

Proposed two storey rear extension and two metre single storey side extension - **APPROVED WITH CONDITIONS**

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

9. 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

10. **EPF/1679/25** - 13, Brook Parade, Chigwell, IG7 6PF

Application for Approval of Details Reserved by Condition 8 (Construction Method Statement) on planning permission EPF/2701/19 (Proposed construction of additional storey comprising 6 two-bedroom flats).

To Note:

Clerk's report and recommendations (Appendix 3)

Planning history:

EPF/2701/19

Proposed construction of an additional storey comprising of x6 no. two bedroom flats - **ALLOWED AT APPEAL (Appendix 4 - Planning Inspector's report)**

EPF/2030/20

Date: 11 September 2025

Prior approval for the proposed construction of 2x additional stories comprising of x6 no. two bedroom flats - **NOT LAWFUL**

Prior Approval

11. <u>EPF/1690/25</u> - 37, Tomswood Road, Chigwell, IG7 5QR

Prior approval for 8.00m proposed single storey rear extension with internal alterations, height to eaves 3.00m and maximum height 3.30m.

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)

12. EPF/1623/25 - MoD Manor House, Roding Lane, Chigwell, IG7 6BN

Certificate of Lawful Development for confirmation of commencement of works granted under planning application EPF/0635/20.

APPEALS

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

- 13. NONE
- 14. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE
- 15. UATE OF THE NEXT MEETING

To be confirmed as Thursday 25 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

Date: 11 September 2025

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 is 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)