

# MEETING OF THE PLANNING COMMITTEE

Date: Thursday 25 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

Proper Officer to the Parish Council

Date: 19 September 2025

Cllr D Rye

Meeting: Planning Committee

Date: 25 September 2025

Date: 25 September 2025

#### **AGENDA**

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#### 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.

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To receive and confirm the minutes of the meeting held 11 September 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 5 and 12 September 2025

# 6. <a href="#">EPF/1710/25</a> - Land East of Hainault Road, Chigwell

Request for Environmental Impact Assessment (EIA) Screening Opinion - Housing-led mixed-use development comprising: up to 250 units (50% Affordable) (UCO Class C3 & C2); commercial (UCO Class E [c], [e], [f], [g][i]) development (commercial 1,500m, nursery up to 1,000m excluding parking and associated land, care / retirement living approx. 60 to 70 bed up to 7,000m) and new accessible green space (30.24ha) for informal leisure and biodiversity net gain; together with a new all-purpose access from Hainault Road and a sustainable urban drainage system.

To Note: Green Belt

Officer's Report to Committee (Appendix 2)

# 7. <u>EPF/1579/25</u> - 171, The Maypole, Lambourne Road, Chigwell, IG7 6EF

Retrospective application for use of former bin shed as seafood stall.

8. **<u>EPF/1738/25</u>** - 31, Ely Place, Chigwell, IG8 8AG

Ground floor front extension plus two storey side extension.

Agenda: Planning Committee

Proposed two-storey side extension with garage conversion, single-storey rear extension, replacement of external windows and doors, front landscaping with driveway alterations, material upgrade to the existing rear dormer, and installation of rooflights to side roof planes.

Planning History:

#### EPF/0719/25

Proposed two-storey side extension with garage conversion, single-storey rear extension, replacement of external windows and doors, front landscaping with driveway alterations, material upgrade to the existing rear dormer, and installation of rooflights to side roof planes - **REFUSED** (Planning Officer's report - Appendix 3)

Conversion of structure into a residential dwelling.

#### EPF/2131/24

Certificate of lawful development for proposed annex, it is a self contained 1 bedroom property with a full bathroom, kitchen with all appliances and a large living room. I has it's own electric and gas supply - **NOT LAWFUL (Officer's report - Appendix 4)** 

## EPF/2503/20

Demolition of existing dwellings at 15 and 15A Stradbroke Drive and construction of 3 replacement dwellings with associated landscaping and parking - **DISMISSED AT APPEAL (Inspector's report -**Appendix 5)

Proposed detached dwelling incorporating retention of existing detached dwelling. 2 storey side, single storey rear and part single storey rear extension to existing dwelling.

To Note: Green Belt

#### EPF/0254/24

Proposed enlarged dwelling (unbuilt) incorporating a proposed single storey rear extension and loft conversion with front dormer to a previous approval (EPF/2112/23) - **APPROVED WITH CONDITIONS** 

## EPF/0253/24

Proposed single storey rear extension - APPROVED WITH CONDITIONS

## EPF/2112/23

Proposed detached dwelling incorporating the retention of existing detached dwelling and rear garden annexe, and the demolition of a detached garage and an outbuilding - **APPROVED WITH CONDITIONS** 

## EPF/0302/23

A two storey side extension - APPROVED WITH CONDITIONS

## EPF/0302/23

#### **Site Address**

Agenda: Planning Committee Date: 25 September 2025

## 110, Luxborough Lane, Chigwell, IG7 5AA

#### **Proposal**

A two storey side extension - APPROVED WITH CONDITIONS

#### EPF/3064/20

Siting of a timber framed garden building for use as ancillary accommodation (granny annexe) (Amended application to EPF/2426/20) - **APPROVED WITH CONDITIONS** 

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Construction of single storey standalone skills centre classroom for teaching vocational skills to existing pupils.

# 13. <a href="#">EPF/1794/25</a> - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Installation of roof mounted 58.70kW solar PV system comprising of 129 x Canadian Solar 455w modules.

To Note: Green Belt

Planning History:

#### EPF/0687/24

Construction of a padel tennis facility - APPROVED WITH CONDITIONS

#### EPF/0814/21

Proposed new viewing deck & new fully glazed doors with side lights - **APPROVED WITH CONDITIONS** 

# 14. <a href="https://example.com/beats/fig-14"><u>EPF/1835/25</u> - 5 Tomswood Road, Chigwell, IG7 5QP</a>

TPO/EPF/08/09 (Ref: T6)

T1: Oak - Crown reduce height by up to 1m, as specified. Reduce lateral branches by up to 2m, as specified. Crown lift over road by up to 5.5m from ground, as specified.

NB: The permitted specification of works is detailed in the conditions below.

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

#### **15. 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

# 16. **EPF/1438/25** - 1, Great Owl Road, Chigwell, IG7 6AL

Agenda: Planning Committee

Application for approval of details reserved by condition 5 on planning permission EPF/1349/24 (Demolition of existing dwelling house, new build the house on the same footprint as the approved application EPF/0377/24).

Date: 25 September 2025

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Approval of Details Reserved by Condition 3 `Surface Water Drainage' of EPF/2835/22 (Extension to Existing Dwelling).

18. <a href="#">EPF/1819/25</a> - Roding Sports Centre, Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Approval of Details Reserved by Condition 7 EVP of EPF/0687/24(Construction of a padel tennis facility).

19. **EPF/1808/25** - 8, Lyndhurst Rise, Chigwell, IG7 5BA

Approval of Details Reserved by Conditions 4 Levels, 5 Obsure glazing 7 EVP, 9 Biodiversity Enhancement Strategy, 11 Contaminated Land, 12 Construction Method Statement and 14 Hard and Soft Landscape of EPF/1129/23 (Demolition of existing dwelling and erection of 2 x 4 bedrooms semidetached dwelling houses).

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

#### 20. 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)

Certificate of Lawful Development for proposed single storey rear extension.

22. <u>EPF/1747/25</u> - 66, Grange Crescent, Chigwell, IG7 5JF

Certificate of lawful development for a proposed single storey outbuilding.

## **APPEALS**

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

Against a Refusal - Written Representations due by 17th October

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

# 25. UATE OF THE NEXT MEETING

To be confirmed as Thursday 9 October 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 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)