



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 9 October 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. Osman Ali	Cllr Tosin Amuludun
Cllr Lorraine Clarke	Cllr Rochelle Hodds
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

Cllr D Rye

Proper Officer to the Parish Council

Date: 3 October 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 25 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 19 and 26 September 2025

6. 🖐️ [EPF/1903/25](#) - **Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

Non Material Amendment to EPF/1681/19 - Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development - Amendment to development description as set out in the Cover Letter

7. 🖐️ [EPF/1902/25](#) - **Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED**

s73 variation to Condition 1 (Commencement), Condition 2 (Plan Numbers), Condition 4 (Bat Strategy), Condition 16 (Contaminated Land) and Condition 20 (Playing Field) attached to EPF/1681/19 (Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development).

To Note: Green Belt
Officer Report ([Appendix 2](#))

Planning History:

[EPF/1681/19](#)

Construction of new Chigwell Primary Academy followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 no. dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development. APPROVED BY DDMC

[EPF/2899/15](#)

Major refurbishment of Chigwell Primary Academy (reserved matters) and enabling residential development (outline) comprising 32 no. detached residential properties together with associated off-street parking, dedicated parking court for existing residents, garden space, new vehicular accesses from High Road (A113) and Vicarage Lane, external landscaping and associated development.

[EPF/3257/16](#) Variation of Condition 3 of planning permission EPF/2899/15 - revision to list of approved plans for school works only, to include alterations to consented school refurbishment.

[EPF/1849/17](#) Complete refurbishment of Chigwell Primary Academy and enabling residential development comprising 59 no. residential properties together with associated off-street parking, dedicated parking court for existing residents, garden space, new vehicular accesses from High Road (A113) and Vicarage Lane, external landscaping and associated development.

8.  [EPF/1798/25](#) - 20, Dacre Gardens, Chigwell, IG7 5HG

Change of use of garage into a living space at ground level, and the erection of a lower ground garage.

9.  [EPF/1821/25](#) - 138, Trotwood, Chigwell, IG7 5JW

First floor l-shaped wraparound extension and enlargement of existing garage.

10.  [EPF/1842/25](#) - 33, Meadow Way, Chigwell, IG7 6LR

Two storey rear extension, part first storey side extension, conversion of garage into a habitable room, Roof alteration with loft conversion with rear and front dormers and internal remodeling throughout.

11.  [EPF/1867/25](#) - 68, Manor Road, Chigwell, IG7 5PG

Rear lower ground floor and ground floor terrace extension and associated landscaping works.

Planning History

[EPF/0800/12](#)

Demolition of existing house and erection of a detached replacement dwelling house consisting of basement, ground floor, first floor and rooms in the loft and alterations to the existing access. (Revised application) - APPROVED WITH CONDITIONS

[EPF/0153/12](#)

Demolition of existing house and erection of a detached, two storey replacement dwelling house consisting of basement, ground floor, first floor and rooms in the loft. Alterations to the existing access - REFUSED (Officers report [Appendix 3](#))

12. 🖐️ [EPF/1881/25](#) - 19, Regency Close, Chigwell, IG7 5NY

Single Storey Rear Extension with Balcony above.

13. 🖐️ [EPF/1884/25](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Rear & side extensions with flat roof to Ground Floor, side & front extensions to first floor, erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations).

To note: previous works carried out under TPO adjacent to site

Planning History:

[EPF/1817/25](#)

Non-Material Amendment to EPF/2437/24 (Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, side & front extensions to first floor, erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations) - **REFUSED (Officer report - [Appendix 4](#))**

[EPF/0324/25](#)

Removal of condition 5 on planning permission EPF/2437/24 (Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, Side & front extensions to First Floor, Erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations) - **APPROVED WITH CONDITIONS**

[EPF/0312/25](#)

Variation of Condition 4 of EPF/2437/24 (Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, Side & front extensions to First Floor, Erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations.) - **APPROVED WITH CONDITIONS**

[EPF/2437/24](#)

Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, Side & front extensions to First Floor, Erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations - **APPROVED WITH CONDITIONS**

[EPF/0940/16](#)

TPO/EPF/13/09: T4 on plan (T34 on TPO), T5 (T33) and T6 (T32) 3 x Oaks: Reduce overhanging branches back to boundary line, as specified (**Location plan - [Appendix 5](#)**)

14. 🖐️ [EPF/1909/25](#) - Dunton House, Vicarage Lane, Chigwell, IG7 6LQ

Erection of a garden room.

15. 🖐️ [EPF/1919/25](#) - 58, Bracken Drive, Chigwell, IG7 5RD

Erection of a single storey side extension.

To note: previous works carried out under TPO

[TPO/EPF/0532/97](#)

Oak protected by Essex TPO/3/51: Selective crown lifting and reduction of spread as specified.

16. 🖐️ [EPF/1939/25](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU

First floor side extension.

Planning History:

[EPF/1174/25](#)

Ground floor side extension - **APPROVED WITH CONDITIONS**

[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 report [Appendix 6](#))**

[EPF/1374/24](#)

Insert dormer into existing converted loft - **REFUSED (Officer report [Appendix 7](#))**

17. 🖐️ [EPF/1837/25](#) - Highfields, 12 Stradbroke Drive, Chigwell, IG7 5QX

TPO/EPF/01/01 (Ref: T5, T3)

T2: Oak - Reduce southern spread and height by up to 1.5m, as specified. Crown lift the outer low branches to a height of up to 4m from ground, as specified.

T14: Oak - Crown lift up to 2.5m from ground, as specified.

18. 🖐️ [EPF/1876/25](#) - 29, Forest Lane, Chigwell, IG7 5AF

TPO/EPF/16/97 (Ref: T14)

T1: Oak – Crown reduce to previous points, as specified.

19. 🖐️ [EPF/1900/25](#) - 4, Glenside, Chigwell, IG7 5RE

TPO/EPF/13/09 (Ref: T2)

T1: Hornbeam - Crown reduce by up to 2m, as specified.

20. 🖐️ [EPF/1931/25](#) - Belcarres, Chapel Lane, Chigwell, IG7 6JJ

TPO/EPF/28/82 (Ref: T15)

T1: London Plane - Crown reduce southern side of canopy overhanging Belcarres to previous pruning points, as specified. Crown reduce eastern side of canopy by up to 2m, as specified.

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

21. **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

22. 🖐️ [EPF/1895/25](#) - 177 High Road Chigwell IG7 6NX

Approval of Details Reserved by Condition 21 'Travel Information Pack' of [EPF/2868/20](#) (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). Allowed on Appeal.

Already approved by EFDC - Note Officer report [Appendix 8](#)

23. 🖐️ [EPF/1896/25](#) - 177 High Road Chigwell IG7 6NX

Approval of Details Reserved by Conditions 18 Contaminated Land and 26 Deliveries Management Plan of [EPF/2868/20](#) (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). Allowed on Appeal.

Approved by EFDC - Note Officer report [Appendix 9](#)

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)

24. 🖐️ [EPF/1923/25](#) - 70, Grange Crescent, Chigwell, IG7 5JF

Certificate of Lawful Development for proposed single storey side extension and hip to gable loft conversion with rear dormer and front roof lights.

APPEALS

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

25. 🖐️ [AP-13544](#) - 7 Willowmead, Chigwell, IG7 6JR - APP/TRN/J1535/10416

Appeal against Tree Replacement Notice - No written representations

26. 🖐️ EPF/1096/25 - [AP-13540](#) - 167A, Manor Road, Chigwell, IG7 5QB - APP/J1535/W/25/[3371829](#)

Against a Refusal - Written Representations due by 17th October

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

28. 🖐️ **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 23 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 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)