



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 23 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 Skingsley-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: 17 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 9 October 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 3 and 10 October 2025

6. 🖐️ [EPF/1504/25](#) - 10, Courtland Drive, Chigwell, IG7 6PN

Proposed ground floor rear extension, floor plan redesign, facade alterations, installation of wall mounted Air conditioner and all associated works.

7. 🖐️ [EPF/1584/25](#) - 27, Mount Pleasant Road, Chigwell, IG7 5EP

Proposed single-storey rear/side extension to provide a disabled-access toilet.

Planning History:

[EPF/2003/19](#)

Proposed part single storey front extension, part single and double storey rear extensions with associated roof works and rooflights to the loft - **APPROVED WITH CONDITIONS**

[EPF/1167/19](#)

Demolition of a front porch and rear extension. New front extension (ground and first floor), new single storey and part double storey rear extension with associated roof works and rooflights - **REFUSED (Planning officer reports [Appendix 2](#))**

8. 🖐️ [EPF/1958/25](#) - 20, Oak Lodge Avenue, Chigwell, IG7 5HZ

Proposed ground floor rear extension, part first floor rear and double storey side extension. Alterations to roof and front bay windows.

9. 🖐️ [EPF/1986/25](#) - 43, Meadow Way, Chigwell, IG7 6LR

Demolition of garage and side additions. New roof including raising of ridge height. rebuild front and creation of additional front and dormers and roof lights to rear, replacement porch and new fenestration.

Planning History:

[EPF/1010/25](#)

Erection of two storey rear extension and single storey side extension, new front porch and new front boundary wall with additional entrance. **REFUSED (Planning officer reports [Appendix 3](#))**

10. 🖐️ [EPF/1893/25](#) - Cornerways, Turpins Lane, Chigwell, IG8 8BA

Loft conversion, including roof alterations to facilitate the provision of one new home.

Planning history:

[EPF/1880/24](#)

Loft conversion to facilitate the provision of 1 x 2 bed dwelling, including roof alterations, set-in balcony, rooflights, and associated refuse and cycle storage. **REFUSED (Planning officer reports [Appendix 4](#))**

[EPF/0459/22](#)

Conversion of an existing vacant loft space into a one bedroom flat including 2 no. front dormer windows and 5 no. rooflights. **REFUSED (Planning officer reports [Appendix 5](#))**

[EPF/2100/19](#)

Application for a Non-Material Amendment for variation of condition 2 "completed strictly in accordance with approved drawings" for EPF/2861/18. - **APPROVED WITH CONDITIONS**

[EPF/1137/19](#)

Proposed conversion of an existing vacant loft space into a one bedroom apartment. - **REFUSED (Planning officer reports [Appendix 6](#))**

[EPF/3436/17](#)

Conversion and extension of single dwelling house into 4 flats.- **APPROVED WITH CONDITIONS**

[EPF/2390/16](#)

Demolition of existing dwelling and garage and construction of eight residential units, with associated parking and landscaping **REFUSED AT APPEAL (Inspector's report [Appendix 7](#))**

11. 🖐️ [EPF/2021/25](#) - 338, Copperfield, Chigwell, IG7 5JR

Change of use from dwelling house Class (C3) to Children's Care Home Class (C2) for up to 2 children.

12. 🖐️ [EPF/1882/25](#) - Highfields, 12 Stradbroke Drive, Chigwell, IG7 5QX

TPO/EPF/15/88 (Ref: W1)

T13: Oak - Fell and replace, as specified.

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

13. 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

14. 🖐️ [EPF/1955/25](#) - Roding Sports Centre, Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Approval of Details Reserved by Conditions 3 Cycle Parking, 4 Floodlighting and 5 Hard and Soft Landscaping of EPF/0687/24 (Construction of a padel tennis facility).

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)

15. 🖐️ [EPF/1950/25](#) - 42, Love Lane, Chigwell, IG8 8BB

Certificate of Lawful Development for hip to gable loft conversion with rear dormer and front rooflights.

16. 🖐️ [EPF/1990/25](#) - 6, Westmede, Chigwell, IG7 5LR

Certificate of Lawful Development for proposed change of garage to habitable room.

17. 🖐️ [EPF/1993/25](#) - 211, Dehome, Lambourne Road, Chigwell, IG7 6JP

Certificate of Lawful Development for proposed change of garage to habitable room.

18. 🖐️ [EPF/1999/25](#) - 36, St Marys Way, Chigwell, IG7 5BX

Certificate of Lawful Development for proposed stationing of a mobile home for ancillary use.

APPEALS

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

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

To note the Council's response to the appeal ([Appendix 8](#))

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 13 November 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)