



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 13 November 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: 7 November 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 23 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 17, 24 and 31 October 2025

6. 🖐️ [EPF/2105/25](#) - Home Farm, High Road, Chigwell, IG7 6DL

Demolition of existing industrial units and removal of hard standing. Removal of assorted fences, hedges, and walls. Erection of 9 no. single dwelling-houses located on the area of previously developed land encompassing the footprint of the existing structures.

To Note: Green Belt

Planning History:

[EPF/1581/24](#)

Prior approval for conversion of existing hay barn to provide a terrace of three dwellings under Part 3, Class Q of the GPDO (Revised scheme to EPF/0311/20) - **APPROVED WITH CONDITIONS**

[EPF/0311/20](#)

Application for Prior Approval for a proposed conversion of an existing hay store to provide a terrace for x3 no. dwellings - **REFUSED - Officer Report [Appendix 2](#)**

[EPF/0341/16](#)

Notification for prior approval for conversion of existing hay store to provide terrace of three dwellings - **APPROVED WITH CONDITIONS**

7. 🖐️ [EPF/2128/25](#) - 81, Christies, High Road, Chigwell, IG7 6DP

Change of use from (Class C3) dwellinghouse to (Class C2) residential institution – to provide boarding accommodation for 6th form international students to live on the school campus.

To Note: Listed Grade II in Conservation Area

8. [EPF/1838/25](#) - 104 Manor Road, Chigwell, IG7 5PQ

Part demolition and part new build, loft conversion, double storey rear extension and internal alterations.

Planning History:

[EPF/0574/22](#)

Demolition of the existing dwellinghouse and erection of a new two storey building with basement to provide 6 self-contained flats - **REFUSED** Officer Report [Appendix 3](#)

[EPF/2858/18](#)

Outbuilding to rear - **APPROVED WITH CONDITIONS**

9. [EPF/2157/25](#) - 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 and front skylights.

Planning History:

[EPF/1545/25](#)

Erection of front porch, two storey side extension, two storey part single storey rear extension and loft conversion with rear dormer - **REFUSED** - Officer Report [Appendix 4](#)

[EPF/0548/25](#)

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 Report [Appendix 5](#)

[EPF/2374/23](#)

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](#)

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 Report [Appendix 6](#)

10. [EPF/2167/25](#) - 48, Chigwell Rise, Chigwell, IG7 6AG

Erection of rear, and front first floor extensions, and new roof and rooms in the loft with front and rear dormers and rooflight windows

[EPF/1342/25](#)

Erection of rear, and front First floor extensions floor extensions, and new roof and rooms in the loft with front and rear dormers and rooflight windows - **REFUSED** - Officer report [Appendix 7](#)

11. 🖐️ [EPF/2199/25](#) - 61, High Meadows, Chigwell, IG7 5JY

Retrospective application for garage conversion to habitable room.

12. 🖐️ [EPF/2221/25](#) - 225, Fencepiece Road, Chigwell, IG7 5EB

Proposed two storey front extension and roof remodelling for loft conversion and proposed rear dormer.

13. 🖐️ [EPF/2191/25](#) - Chigwell School, 133 High Road, Chigwell, IG7 6QF

TPO/EPF/13/02

T3: Oak - Prune overhanging branches to previous points.

14. 🖐️ [EPF/2190/25](#) - 16, Oak Lodge Avenue, Chigwell, IG7 5HZ

TPO/EPF/02/18

T1: Oak - Crown reduce by up to 2.5m, as specified.

15. 🖐️ [EPF/2127/25](#) - 2, Tomswood Road, Chigwell, IG7 5QW

TPO/EPF/14/09

G7: 2 x Oak - Crown lift by up to 4.5m from ground, as specified.

T4: Oak - Reduce away from boundary by up to 1.5m, as specified.

T9: Hornbeam - Crown lift by up to 6m from ground, as specified.

T10: Oak - Crown lift by up to 6m from ground, as specified. Remove dead lateral branch, as specified.

CONSULTATIONS RECEIVED BY THE COUNCIL

16. 🖐️ **PROPOSED BASE STATION UPGRADE AT CHIGWELL ROW, BLOCK E, THE BOWLS, VICARAGE LANE, CHIGWELL, ESSEX, IG7 6ND**

To **CONSIDER** the correspondence received ([Appendix 8](#)) and **AGREE** an appropriate course of action

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

17. 🖐️ [EPF/1918/25](#) - 58, Bracken Drive, Chigwell, IG7 5RD

Erection of a single storey rear extension.

18. 🖐️ [EPF/1922/25](#) - 70, Grange Crescent, Chigwell, IG7 5JF

6m single storey rear extension

19. 🖐️ [EPF/2177/25](#) - 20, Lambourne Crescent, Chigwell, IG7 6EY

Demolition of existing 3m deep extension to be replaced with 5m deep extension. 3m maximum height.

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

20. 🖐️ [EPF/2224/25](#) - 18, Manor Road, Chigwell, IG7 5PD

Approval of Details Reserved by Condition 3 Surface Water Drainage of EPF/2568/22 (Lower ground floor rear extension and front extension, Ground floor rear and front elevation change of roof with side dormers to make habitable).

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)

21. NONE

APPEALS

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

22. 🖐️ [EPF/2560/24](#) - AP-13564 - Hillside, Vicarage Lane, Chigwell, IG7 6LZ - APP/J1535/W/25/[3374583](#)

Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping.

Against a Refusal: Written Representations due Monday 1 December

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

24. 🖐️ DATE OF THE NEXT MEETING

To be confirmed as Thursday 27 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)