



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 11 December 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. Osman Ali
Cllr Lorraine Clarke
Cllr Erika Skingsley
Cllr Debby Rye

Cllr Faiza Rivzi (Vice Chair)
Cllr Tosin Amuludun
Cllr Rochelle Hodds
Cllr Lisa Skingsley-Morgan

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: 5 December 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 27 November 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 21 and 28 November 2025

6. 🖐️ [EPF/2333/25](#) - Fulhams Farm Cottage / Annexe Fulhams Farm Cottage Pudding Lane, Chigwell, IG7 6BY

Application to modify S106 agreement to separate the dwellings for potential inheritance purposes.

To note: Green Belt

7. 🖐️ [EPF/2339/25](#) - 8, Bracken Drive, Chigwell, IG7 5RF

Roof Extension & Addition of Front Porch.

[EPF/2439/24](#)

Dormer to front. **REFUSED** (Officer report - [Appendix 2](#))

[EPF/1529/24](#)

Single storey rear extension and conversion of garage to habitable room - **APPROVED SUBJECT TO CONDITIONS**

8. 🖐️ [EPF/2342/25](#) - 69, High Meadows, Chigwell, IG7 5JY

First Floor Rear Extension.

Planning History:

[EPF/1377/25](#)

First Floor Rear Extension and Garage Conversion with 1nos window at front and 3nos windows on side elevation - **REFUSED (Officer report - [Appendix 3](#))**

9. 🖐️ [EPF/2368/25](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No.2 Rest Harrow and erection of two new dwellinghouses.)

To note: Green Belt

Planning History:

[EPF/1482/25](#)

Variation of condition 2 of EPF/2511/24 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses). **REFUSED (Officer report - [Appendix 4](#))**

[EPF/2511/24](#)

Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses.) - Minor amendment to the design. The overall height of the proposal has been increased by 1m so as to accommodate a bedroom within the roof structure. All other aspects of the design remain as consented - **APPROVED WITH CONDITIONS**

[EPF/1288/23](#)

Variation on condition 2 relating to drawing numbers on planning permission EPF/0028/23 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses) - The amended drawings show no build material difference, but merely an increase in the spacing between the two units and relocation towards the north of the site to be more in line with the neighbouring Miller's Lodge building line - **ALLOWED AT APPEAL ([Appendix 5](#) - Inspector's report)**

[EPF/0028/23](#)

Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses - **APPROVED WITH CONDITIONS**

10. 🖐️ [EPF/2252/25](#) - 38, Park View, Chigwell, IG7 5DF

Proposed loft conversion, single storey rear extension and new outhouse in back garden. (Revised application to EPF/0028/25).

To Note: Green Belt

[EPF/0028/25](#)

Proposed loft conversion, single storey rear extension and new outhouse in back garden **REFUSED**
(Officer report - [Appendix 6](#))

11. 🖐️ [EPF/2288/25](#) - 41, Manor Road, Chigwell, IG7 5PL

TPO/EPF/10/74 (Ref: A1)

T4: Oak - Fell and replace, as specified.

T5, T6, T7: Hornbeam - Fell and replace, as specified.

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

12. 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

13. 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)

14. 🖐️ [EPF/2309/25](#) - 12, Mount Pleasant Road, Chigwell, IG7 5ER

Certificate of Lawful Development for proposed outbuilding.

15. 🖐️ [EPF/2311/25](#) - 65, Millwell Crescent, Chigwell, IG7 5HX

Certificate of Lawful Development for proposed hipped roof to either side for loft conversion with rear dormer.

16. 🖐️ [EPF/2327/25](#) - 22, Meadow Way, Chigwell, IG7 6LP

Certificate of Lawful Development for proposed loft conversion with rear dormers.

17. 🖐️ [EPF/2331/25](#) - 65, Millwell Crescent, Chigwell, IG7 5HX

Certificate Of Lawful Development for proposed garage conversion and ground floor rear extension.

18. 🖐️ [EPF/2372/25](#) - 65, Millwell Crescent, Chigwell, IG7 5HX

Certificate of Lawful development for proposed single storey side extension.

APPEALS

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

19. 🖐️ [EPF/1437/25](#) - AP-13575 - APP/J1535/W/25/[3375757](#) - 13, Bracken Drive, Chigwell, IG7 5RG

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement, rear patio and rear dormer.

Against a Refusal - written representations due Wednesday 24 December

20. 🖐️ [EPF/0708/25](#) - AP-13577 - APP/J1535/D/25/3375809 - 18, Sylvan Way, Chigwell, IG7 4QB

Convert part of garage to ancillary accommodation, and alter elevations.

Householder Appeal - no written representations

21. 🖐️ [EPF/0268/25](#) - AP-13571 - King William IV, High Road, Chigwell, IG7 6PJ - APP/J1535/W/25/[3375251](#)

To **NOTE** the Council's response ([Appendix 7](#))

22. 🖐️ [EPF/0754/25](#) - AP-13568 - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE - APP/J1535/W/25/[3375075](#)

Change of use from outbuilding to dwelling.

To **NOTE** the Council's response ([Appendix 8](#))

23. 🖐️ [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.

To **NOTE** the Council's response ([Appendix 9](#))

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

25. 🖐️ **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 8 January 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)