



**Chigwell PARISH COUNCIL**

**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 22 January 2026  
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 Erika Skingsley       | 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

*Jason Selvarajah MSc*

Clerk and Proper Officer to the Parish Council

Date: 16 January 2026

## 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 13 January 2026 ([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 2 and 9 January 2026

### 6. [EPF/2567/25](#) - Land South of Chigwell Rise, Chigwell, IG7 6AQ

Development of residential units (Class C3) and Flexible Class F2(b/E(e) use with provision of access, landscaping, vehicle and cycle parking, sustainable urban drainage systems and other associated works.

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

Planning History

#### [EPF/1449/25](#)

Environmental Impact Assessment (EIA) Screening Request for residential-led development at the site, comprising up to 250 residential dwellings (Class C3), up to 200 care/extra care bed spaces/suites (Class C2), up to 5,000sqft flexible community floorspace (Class F2/Class E) together with associated landscaping, public open space, means of access, parking, drainage and infrastructure works. The residential units and community space will be submitted in full and the care home in outline - **DECISION MADE BUT NOT PUBLISHED - [APPENDIX PENDING](#)**

#### [EPF/1919/23](#)

Proposed use of site as a natural burial ground with associated landscaping, access improvements and parking (**APPROVED - PLANNING INSPECTORS REPORT [APPENDIX 3](#)**)

#### [EPF/2131/19](#)

Permission for use of site as a burial ground with associated landscaping, access improvements and ancillary storage and reception buildings. (**REFUSED - PLANNING INSPECTORS REPORT APPENDIX 4**)

7.  [EPF/2523/25](#) - Former MOD Site, Chigwell

Revised siting and orientation of the previously approved dwelling; and new, independent vehicular access from Roding Lane to replace the previously approved access.

To Note: Green Belt

Planning History

[EPF/2394/23](#)

Application for approval of details reserved by condition 4 'Tree Protection, Arboricultural Method Statement and Site Monitoring' on planning approval EPF/0635/20 (Demolition of all buildings & erection of one single storey house, parking and provision of garden space) - **APPROVED**

[EPF/2330/23](#)

Application for approval of details reserved by condition 3 'Soft Landscaping and Method Statement' on planning permission EPF/1416/23 (Erection of new metal palisade fence (h=1.9m) around agricultural land and alterations to site access including installation of 2No. new gates) - **APPROVED**

[EPF/2080/23](#)

Application for approval of details reserved by condition 3 'Programme of archaeological trail trenching and excavation' on planning permission EPF/0635/20 (Demolition of all buildings & erection of one single storey house, parking and provision of garden space) - **APPROVED**

[EPF/1416/23](#)

Erection of new metal palisade fence (h=1.9m) around agricultural land and alterations to site access including installation of 2No. new gates - **APPROVED**

[EPF/2247/22](#)

Erection of a 2 m perimeter fence and 2no. associated access gates for previously approved dwelling (EPF/0635/20) - **REFUSED (OFFICER REPORT APPENDIX 5)**

[EPF/0635/20](#)

Demolition of all buildings & erection of one single storey house, parking and provision of garden space

8.  [EPF/2600/25](#) - 27, Brook Way, Chigwell, IG7 6AW

Conversion of Garage into Habitable Room; single storey rear infill extension; front porch; table-top pitch roof with side/front roof lights, rear, sides and 2no. front dormers.

9.  [EPF/2273/25](#) - 2, Parkland Close, Chigwell, IG7 6LL

Demolition of existing detached dwelling house. Erection of new dwelling with basement and two full storeys above ground, with additional accommodation in the roof.

10.  [EPF/2578/25](#) - 1-23 St. Winifreds Close, Chigwell, IG7 5PU

Erection of one-storey upward extensions to both residential blocks to provide 5 x 2 bed units and part-retrospective permission for associated parking.

To Note: Officer Report

Planning History

[EPF/1179/25](#)

Certificate Of Lawful Development for confirmation of commencement of planning permission EPF/0269/19 - **NOT LAWFUL (OFFICER REPORT - [APPENDIX 6](#))**

[EPF/0790/25](#)

Certificate of Lawful Development for Proposed erection of an additional floor at third floor level to accommodate 5x2 bedroom apartments with associated amenities exactly same as previously approved application EPF/0269/19 - **NOT LAWFUL (OFFICER REPORT - [APPENDIX 7](#))**

[EPF/0269/19](#)

Erection of an additional floor at third floor level to accommodate 5 x 2 bedroom apartments with associated amenities - **APPROVED WITH CONDITIONS**

11.  [EPF/0027/26](#) - 3, Hycliffe Gardens, Chigwell, IG7 5HJ

Single and two storey rear extensions, removal of garden stores and replacement of garage doors with window.

12.  [EPF/0032/26](#) - 52, Fontayne Avenue, Chigwell, IG7 5HF

Proposed two storey rear and side extension with loft conversion fit out.

13.  [CC/EPF/87/25](#) - Well Park School, School Lane, Chigwell, IG7 6NN

The provision of 7no. car parking spaces, the creation of harstanding/paths within the site and the installation of 3no. air source heat pumps, water tank and external lighting

To Note: Green Belt

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. 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)

**15. None****APPEALS**

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

**16. None****17. ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE****18.  DATE OF THE NEXT MEETING**

To be confirmed as Thursday 12 February 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)**