



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 12 February 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	

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

Assistant to the Clerk: 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: 5 February 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 22 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 16, 23 and 30 January 2026

### 6. 🖐️ [EPF/0082/26](#) - 16, Millwell Crescent, Chigwell, IG7 5HY

Replacement window positions/sizes at first floor. Additional side window to ensuite and change of external materials to the building.

### 7. 🖐️ [EPF/0088/26](#) - 43, Meadow Way, Chigwell, IG7 6LR

Demolition of the existing side extensions / garage, erection of double storey side and rear extensions, demolish existing roof over chalet bungalow and erection of new roof to same height and replace front dormer, provision of 3no dormers to the rear fol

Planning History:

#### [EPF/1986/25](#)

Demolish garage and side additions. New roof over dwelling house. Increase in roof height to match neighbour. Rebuild front dormer. Provision of 1no additional front dormer. Provision of 3no dormers to the rear. Associated external alterations including external wall insulation, rebuilding porch in matching materials and new doors / windows. Internal alterations. Second floor internal space within new roof and 4no rear roof lights. New patio to garden. **REFUSED (Officer report - [Appendix 2](#))**

#### [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 (Officer report - [Appendix 3](#))**

8. 🖐️ [EPF/0058/26](#) - 4, Chester Road, Chigwell, IG7 6AJ

Part single-storey rear extension, terrace area on single storey rear extension, remove existing rear dormers to create first storey rear extension, Remodel roof to create crown top and 2 rear dormers, part first storey front extension.

9. 🖐️ [EPF/0057/26](#) - 33, Meadow Way, Chigwell, IG7 6LR

Outbuilding to the rear garden.

Planning History:

[EPF/1842/25](#)

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 remodelling throughout. **APPROVE WITH CONDITIONS**

10. 🖐️ [EPF/0093/26](#) - 6, Audleigh Place, Chigwell, IG7 5QT

Demolish existing conservatory and replace with flat roof single storey extension.

Planning History:

[EPF/0383/24](#)

Erection of double garage to serve 16 Audleigh Place -**APPROVE WITH CONDITIONS**

[EPF/2550/22](#)

TPO/EPF/08/09

T1: Oak - Crown reduce by up to 2m, as specified - **APPROVE WITH CONDITIONS**

11. 🖐️ [EPF/0115/26](#) - 10, Courtland Drive, Chigwell, IG7 6PN

Proposed installation of 3 A/C units to the side elevations.

Planning History:

[EPF/1504/25](#)

Proposed ground floor rear extension, floor plan redesign, facade alterations, installation of wall mounted Air conditioner and all associated works - **APPROVE WITH CONDITIONS**

12. 🖐️ [EPF/0139/26](#) - 49, Mount Pleasant Road, Chigwell, IG7 5EP

Single storey side extension. (See also EPF/0140/26).

13. 🖐️ [EPF/0140/26](#) - 49, Mount Pleasant Road, Chigwell, IG7 5EP

Proposed first floor side extension and alterations to roof (See also EPF/0139/26).

**14. 🖐️ [EPF/0155/26](#) - 28, High Meadows, Chigwell, IG7 5JX**

Garage conversion into habitable room, ground floor single storey extension; extension to front porch.

Pitched roof over flat roof front porch and garage.

Planning History:

[EPF/0156/26](#)

Ground floor single storey rear extension - **APPROVE WITH CONDITIONS**

**15. 🖐️ [EPF/0091/26](#) - Rowans, 223 Lambourne Road, Chigwell, IG7 6JN**

TPO/EPF/28/82 (Ref: T23)

T1: Lime - Reduce in height to 4m at ground level, as specified

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

**16. NONE**

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

**17. 🖐️ [EPF/0156/26](#) - 28, High Meadows, Chigwell, IG7 5JX**

Ground floor single storey rear extension

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)

**18. 🖐️ [EPF/0081/26](#) - 20, Dacre Gardens, Chigwell, IG7 5HG**

Certificate of Lawful Development for hip to gable loft conversion, existing rear extension roof to be flattened.

**19. 🖐️ [EPF/0084/26](#) - 8, Linkside, Chigwell, IG7 5DN**

Certificate of Lawful Development for proposed hip to gable loft conversion and rear dormer.

**20. 🖐️ [EPF/0087/26](#) - 15, Smeaton Road, Chigwell, IG8 8BD**

Certificate of Lawful Development for proposed erection of a pergola within the rear garden area.

21. 🖐️ [EPF/0123/26](#) - 17, Chester Road, Chigwell, IG7 6AH

Certificate of Lawful Development for proposed outbuilding.

22. 🖐️ [EPF/0173/26](#) - 24, The Orangery, High Road, Chigwell, IG7 6DL

Certificate of Lawful Development for proposed outbuilding.

## APPEALS

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

23. **NONE**

24. **DECISIONS**

To note the attached decisions for January 2026 ([Appendix 4](#))

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

26. 🖐️ **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 26 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)**