



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 26 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 Lisa Morgan-Skingsley	Cllr Erika Skingsley
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: 19 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 12 February 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 6 and 13 February 2026

6. [EPF/0206/26](#) - 177 High Road Chigwell IG7 6NX

Variation of Conditions Plan numbers and 19 Parking Arrangements of EPF/2868/20 Allowed on Appeal (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure).

Planning History:

[EPF/2868/20](#)

Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure - **APPROVED AT APPEAL**

7. [EPF/0189/26](#) - 5, Daleside Gardens, Chigwell, IG7 6PR

Front entrance canopy, ground and first floor side extensions, loft conversion with 3 no rear dormers and second floor roof lights.

[EPF/0596/23](#)

Retrospective approval for an outbuilding - **APPROVED WITH CONDITIONS**

[EPF/0869/16](#)

Front entrance canopy. 2 no. side extensions, one at ground floor and one at first floor. Loft conversion with 3 no. rear dormers plus second floor roof lights - **APPROVED WITH CONDITIONS**

8.  [EPF/0194/26](#) - 25, Shirburn House, Forest Lane, Chigwell, IG7 5AF

Proposed single storey rear addition.

Planning History:

[EPF/0979/25](#)

Proposed single storey rear addition - - **APPROVED WITH CONDITIONS**

[EPF/2395/21](#)

TPO/EPF/14/13 (Ref: T1) & TPO/EPF/01/88 (Ref: G1)

T1: Oak - Crown reduce lower canopy, as specified.

T2: Hornbeam - Reduce overhanging branches, as specified. - **APPROVED WITH CONDITIONS**

9.  [EPF/0232/26](#) - 65, Tomswood Road, Chigwell, IG7 5QR

TPO/EPF/21/09 (Ref: T35, T36, T40)

T1, T2: Oak - Crown reduce by up to 2.5m, as specified.

T3: Oak - Pollard to previous points, as specified.

10.  [EPF/0278/26](#) - 29, Retreat Way, Chigwell, IG7 6EL

TPO/EPF/18/88 (Ref: A4)

T1: Oak - Reduce lateral and sub-lateral branches away from property by up to 1.5m, as specified. Crown reduce height by up to 1.5m, as specified.

T2: Ash - Reduce lateral and sub-lateral growth of stem growing towards property by up to 3m, as specified. Reduce low limb extending over footpath by up to 3m, 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

11.  [EPF/0205/26](#) - 177, High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Condition 7 Water Efficiency of EPF/2868/20 Allowed on Appeal (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure).

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

12. **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)

13. [EPF/0209/26](#) - 10, Manor Road, Chigwell, IG7 5PD

Certificate of Lawful Development for proposed HMO for up to 6 persons.

APPEALS

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

14. [EPF/2167/25](#) - AP-13605 - 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.

Against a Refusal

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

16. **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 12 March 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)**