



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 12 March 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 Celina Jefcoate	Cllr Lisa Morgan-Skingsley
Cllr Erika Skingsley	Cllr Debby Rye

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

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: 6 March 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 26 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 20 and 27 February 2026

6. 🖐️ [EPF/0291/26](#) - **19, Brook Rise, Chigwell, IG7 6AP**

Demolition of an existing two storey chalet and construction of a replacement self-build new dwelling.

Planning History:

[EPF/2532/25](#)

Extensions and remodelling of an existing two storey chalet, including the addition of a new roof with a habitable third floor - **APPROVED WITH CONDITIONS**

7. 🖐️ [EPF/0306/26](#) - **Limes Farm County Infants School And Nursery, Limes Avenue, Chigwell, IG7 5LP**

Proposed pergola and associated external works.

8. 🖐️ [EPF/0297/26](#) - **98, Hainault Road, Chigwell, IG7 5DH**

First floor rear extension, loft conversion with rear dormer extension and hip to gable, along with internal alterations.

Planning History:

[EPF/2823/21](#)

Proposed demolition of 2 x semi-detached dwellings and an erection of 7 flats to accommodate 1, 2 and 3 bedrooms along with parking, amenity and landscaping (Revised application to EPF/1894/21) - **REFUSED (Officer report - [Appendix 2](#))**

9.  [EPF/0321/26](#) - 10, Daleside Gardens, Chigwell, IG7 6PR

Enlarged rear dormer with Juliette balcony, along with relocation of feature rear balcony.

10.  [EPF/2565/25](#) - 244, Lambwood Heights, Lambourne Road, Chigwell, IG7 6HX

Proposed Change of Use of 1 No. Lounge / Diner and Sluice room into 2 No. additional care home bedrooms to create a total of 75 beds within the existing care home.

To Note - Green Belt

Planning History:

[EPF/0274/20](#)

Proposed Change of Use of 1 No. Treatment Room into 1 No. additional bedroom to create a total of 73 Beds within the existing care home - **APPROVED WITH CONDITIONS**

[EPF/0667/19](#)

Application for Removal of Condition 20 "approved drawings" for EPF/2473/16.
(Demolition of 22 bedroom residential dwelling & associated 3 bedroom retirement dwelling & garages/outbuildings, and replacement with a new 3 storey 72 bed care home and one three storey block containing 25 retirement living apartments, together with 51 car parking spaces & landscaping) to allow for the removal of the approved basement parking in exchange for additional surface parking.- **APPROVED WITH CONDITIONS**

[EPF/2473/16](#)

Site Address

Demolition of 22 bedroom residential dwelling and associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bed care home and one three storey block containing 25 retirement living apartments, together with 51 car parking spaces and landscaping - **APPROVED WITH CONDITIONS**

11.  [EPF/2569/25](#) - 93, Manor Road, Chigwell, IG7 5PN

Demolition of existing dwelling house and outbuildings, amendment to access, erection of 3 no. detached dwellings with garages, landscaping and associated development thereto.

To Note: CPC Officer report [Appendix 3](#)

Planning History:

[EPF/1017/25](#)

Reserved Matters application for use of land for the erection of three detached dwellings. Existing dwelling to be removed. (Outline application EPF/2769/18 allowed on appeal) - **REFUSED (Officer report [Appendix 4](#))**

[EPF/2769/18](#)

Outline application with all matters reserved for use of land for the erection of three detached dwellings (Existing dwelling to be removed). **ALLOWED AT APPEAL (Inspector's report [Appendix 5](#))**

12. 🖐️ [EPF/0225/26](#) - Land adjacent to Jessica Chase Lane Chigwell Essex IG7 6JW

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust. (Revised application to EPF/0350/25).

To note: Green Belt, Chigwell Parish Council Officer report ([Appendix 6](#))

Planning History:

[EPF/0350/25](#)

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust - **REFUSED (Officer report [Appendix 7](#))**

[EPF/2999/21](#)

Build additional stables to mirror the existing stable block, construct an all-weather riding arena and adjacent store - **DISPOSED (no decision made on this application)**

[EPF/1554/21](#)

Convert existing stables into a larger barn, construct an all-weather riding arena and adjacent store - **REFUSED and DISMISSED AT APPEAL (Officer report [Appendix 8](#), Inspector report [Appendix 9](#))**

13. 🖐️ [EPF/0366/26](#) - 101, Grange Crescent, Chigwell, IG7 5JD

Two storey side / rear and single storey rear extensions, plus loft conversion with one side, one rear and four front facing roof-light windows, plus a rear facing dormer window.

14. 🖐️ [EPF/0241/26](#) - 65, Tomswood Road, Chigwell, IG7 5QR

TPO/EPF/21/09 (Ref: T41)

T4: Oak - Fell and replace, as specified.

15. 🖐️ [EPF/0375/26](#) - 15A, Foxwood, Stradbroke Drive, Chigwell, IG7 5QU

TPO/EPF/50/08 (Ref: T10 & T15)

T1 & T2: Hornbeam - Pollard to crown break, as specified.

16. 🖐️ [EPF/0398/26](#) - 21, Woolhampton Way, Chigwell, IG7 4QQ

TPO/EPF/28/82

T40: Oak - Crown reduce height and spread by up to 2m, 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

17. 🖐️ [EPF/0288/26](#) - 19, Orchard Way, Chigwell, IG7 6EE

Approval of Details Reserved by Conditions 6 Types and Colours of external finishes, 7 Hard and Soft Landscaping and 17 Broadband of EPF/0463/20 Allowed on Appeal (The erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, amenity space and landscaping).

18. 🖐️ [EPF/0330/26](#) - 13, Brook Parade, Chigwell, IG7 6PF

Approval of Details Reserved by Condition 8 Construction Method Statement of EPF/2701/19 Allowed on Appeal (Proposed construction of an additional storey comprising of x6 no. two bedroom flats).

To Note: Chigwell Parish Officer Report ([Appendix 10](#))

Planning History:

[EPF/2519/25](#)

Variation of Condition 5 Balcony railing height and design of EPF/2701/19 Allowed on Appeal (Construction of an additional storey comprising 6 two-bedroom flats) **REFUSED (officer's report [Appendix 11](#))**

[EPF/2527/25](#)

Variation of Condition 2 Increase in height of EPF/2701/19 Allowed on Appeal (Construction of an additional storey comprising 6 two-bedroom flats). - **REFUSED (officer's report [Appendix 12](#))**

[EPF/1679/25](#)

Application for Approval of Details Reserved by Condition 8 (Construction Method Statement) on planning permission EPF/2701/19 (Proposed construction of additional storey comprising 6 x two-bedroom flats). **REFUSED (officer's report [Appendix 13](#))**

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

19. 🖐️ [EPF/0328/26](#) - 362, Fencepiece Road, Chigwell, IG7 5DY

Single-storey rear 6.0m extension

20. 🖐️ [EPF/0377/26](#) - 62, Grange Crescent, Chigwell, IG7 5JF

Single Storey Rear Extension projecting 6m to the rear

21. 🖐️ [EPF/0417/26](#) - 57, Lechmere Avenue, Chigwell, IG7 5HA

Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6 metres, height to eaves of 3 metres & a maximum height of 3.50 metres for a 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)

22. 🖐️ [EPF/0376/26](#) - 62, Grange Crescent, Chigwell, IG7 5JF

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

APPEALS

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

23. **NONE**

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

25. 🖐️ **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 26 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)