



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 16 April 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QZ

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 Rizvi (Vice Chair)
Cllr. Osman Ali	Cllr Tosin Amuludun
Cllr Lorraine Clarke	Cllr Rochelle Hodds
Cllr Celina Jefcoate	Cllr Lisa Morgan-Skinsley
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: 10 April 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 March 2026 ([Appendix 1](#)) as an accurate representation of what took place

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 March and 2 April 2026

6. 🖐️ [EPF/0195/26](#) - 28, Chester Road, Chigwell, IG7 6AJ

Demolition of existing bungalow and construction of a new two-storey dwelling with accommodation in the roof space, together with associated access, parking and landscaping.

7. 🖐️ [EPF/0550/26](#) - 211, Fencepiece Road, Chigwell, IG7 5EB

Change of use from C3 to C2 (Children's Home). No external changes. Previously granted C3(b) use.

Planning History:

[EPF/2334/24](#)

Certificate of lawful development for a proposed change of use C3(a) to C3(b) - **LAWFUL (Officers' Report [Appendix 2](#))**

[EPF/1887/24](#)

Certificate of lawful development for a proposed change of use from Dwelling (C3) to Children's Home (C2) - **NOT LAWFUL (Officer's Report [Appendix 3](#))**

8. 🖐️ [EPF/0558/26](#) - 18, Manor Road, Chigwell, IG7 5PD

Variation of Condition 2 Plan numbers of EPF/2568/22 (Lower ground floor rear extension and front extension, Ground floor rear and front elevation change of roof with side dormers to make habitable).

Planning History:

[EPF/2568/22](#)

Lower ground floor rear extension and front extension, Ground floor rear and front elevation change of roof with side dormers to make habitable - **APPROVE WITH CONDITIONS**

9. 🖐️ [EPF/0527/26](#) - 18, Great Owl Road, Chigwell, IG7 6AL

Single storey rear extension and conversion of garage into a gym.

10. 🖐️ [EPF/0207/26](#) - 50, Forest Lane, Chigwell, IG7 5AE

Proposed extensions & alterations to existing dwelling house to facilitate a basement level gym.

[EPF/2281/24](#)

Application for approval of details reserved by condition 10 'Hard and Soft Landscaping' on planning permission EPF/0734/24 (Proposed extensions & alterations to existing dwelling house. Similar schemes previously approved schemes under planning reference EPF/2574/21 & EPF/0708/22. This revised scheme looks to retain existing structural elements (where possible) and extend upon them rather than a complete re-build. Furthermore this revised scheme removes the basement element) - **DETAILS APPROVED**

[EPF/0734/24](#)

Proposed extensions & alterations to existing dwelling house. Similar schemes previously approved schemes under planning reference EPF/2574/21 & EPF/0708/22. This revised scheme looks to retain existing structural elements (where possible) and extend upon them rather than a complete re-build. Furthermore this revised scheme removes the basement element - **APPROVED WITH CONDITIONS**

[EPF/0708/22](#)

Application for Variation of condition (reduction in the overall GIA) to EPF/2574/21. (Proposed demolition of existing dwelling house and erection of a new seven bedroom dwelling house) - **APPROVE WITH CONDITIONS**

[EPF/2574/21](#)

Proposed demolition of existing dwelling house and erection of a new seven bedroom dwelling house - **APPROVED WITH CONDITIONS**

[EPF/1630/20](#)

Demolition of existing dwelling and replacement with new 7x bedroom house, with a basement and loft dormer projections - **REFUSED (Officer Report [Appendix 4](#))**

11. 🖐️ [EPF/0573/26](#) - 404, Fencepiece Road, Chigwell, IG7 5DS

Rear extension to existing dwelling to create additional living accommodation over three floors, including new accommodation in roof loft space.

To Note: The Council's Interactive Planning Map shows that there is a tree to the rear of the site which is protected by a Tree Preservation Order (reference: TPO/EPF/04/22). There are no other site-specific designations relating to the site

[EPF/2451/25](#)

Rear extension to existing dwelling to create additional living accommodation over three floors, including new accommodation in roof loft space - **REFUSED (Officer Report [Appendix 5](#)) - CURRENTLY AT APPEAL**

[EPF/2710/22](#)

Demolition of existing dwelling and construction of 8 new apartments (Revised Scheme to EPF/2761/21). **REFUSED (Officer Report - [Appendix 6](#)). DISMISSED ON APPEAL: APP/J1535/W/23/3317051 – 4 January 2024 ([Appendix 7](#))**

[EPF/2761/21](#)

Demolition of existing dwelling and construction of 8 new apartments in 2 blocks with private access road, amenity and off street car parking - **REFUSED (Officer Report [Appendix 8](#))**

[EPF/2351/19](#)

Outline application for demolition of existing dwelling and erection of a building comprising of x 8 no. self-contained apartments with associated car parking & amenities.(Revised application to EPF/1051/19). **REFUSED**

12. 🖐️ [EPF/0577/26](#) - 4, Whitehall Close, Chigwell, IG7 6EQ

Erection of a single-storey rear extension.

13. 🖐️ [EPF/0589/26](#) - 20, Dacre Gardens, Chigwell, IG7 5HG

Proposed roof dormer extension at the rear with front cottage dormers, roof alterations and facade material changes.

Planning History:

[EPF/0081/26](#)

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

[EPF/1798/25](#)

Change of use of garage into a living space at ground level, and the erection of a lower ground garage - **REFUSED (Officer Report [Appendix 9](#))**

14. 🖐️ [EPF/0636/26](#) - 247, Fencepiece Road, Chigwell, IG7 5DX

Demolition of 6 existing garages and 1 existing dwelling at 247 Fencepiece Road, and replacement with 8 dwellings together with parking, landscaping and all associated works.

Planning History:

[EPF/0099/11](#)

Continuation of use of single dwelling house as four self-contained flats and retention of associated conversion works - **APPROVED WITH CONDITIONS**

15. 🖐️ [EPF/0643/26](#) - Land Between 26 And 33, Maypole Drive, Chigwell, IG7 6DE

Proposed conversion of existing double garage structure and private parking area into a sustainable self-contained 1 person studio flat with amenity area and 1no. parking space including electric charging.

Planning History:

[EPF/0754/25](#)

Change of use from outbuilding to dwelling - **REFUSED (Officer Report [Appendix 10](#)), ALLOWED AT APPEAL ([Appendix 11](#))**

[EPF/1229/22](#)

Construction of x1 no. 3 bedroom bungalow on vacant plot of land adjacent to 33 Maypole Drive - **DISMISSED AT APPEAL ([Appendix 12](#))**

[EPF/1398/21](#)

Proposed conversion of the existing structure into a self-contained 1 person studio flat - **DISMISSED AT APPEAL ([Appendix 13](#))**

[EPF/1879/19](#)

Demolition of existing garages & erection of a single storey, shallow pitched roofed detached two person dwelling. **DISMISSED AT APPEAL ([Appendix 14](#))**

[EPF/2797/18](#)

Construction of new four bedroomed detached dwelling house. **DISMISSED AT APPEAL ([Appendix 15](#))**

16. 🖐️ [EPF/0489/26](#) - 12, Daleside Gardens, Chigwell, IG7 6PR

Loft conversion and extension with new gable walls and two rear facing dormer windows together with a two storey front porch.

Planning History:

[EPF/1762/20](#)

Garage conversion with first floor side extension above garage, new two storey front porch and new roof with dormer windows to the front and rear - **REFUSED**

[EPF/1528/19](#)

Proposed garage conversion with first floor side extension above garage and a new front porch - **APPROVED WITH CONDITIONS**

17. 🖐️ [EPF/0642/26](#) - 25, Oak Lodge Avenue, Chigwell, IG7 5JA

Proposed single storey rear, first floor side extension, garage conversion, roof alteration with loft conversion including rear and side dormer and rooflights.

Planning History:

[EPF/1560/20](#)

Proposed conversion of a garage into a habitable room. remove existing flat and pitched roof to be replaced with a pitched roof - **APPROVED WITH CONDITIONS**

18. 🖐️ [EPF/0653/26](#) - 34, Tomswood Road, Chigwell, IG7 5QS

Erection pool house with pitched roof.

Planning History:

[EPF/1285/25](#)

Variation of Condition 2 Plan numbers for EPF/0389/25 (Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension.) - **APPROVED WITH CONDITIONS**

[EPF/0389/25](#)

Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension **APPROVED WITH CONDITIONS**

[EPF/2190/24](#)

Certificate of lawful development for a proposed rear pool house - **LAWFUL**

[EPF/1477/24](#)

Extensions to the ground and first floor of the property, a new roof with front and rear dormer windows to give accommodation, and a small lower ground floor extension - **APPROVED WITH CONDITIONS**

19. 🖐️ [EPF/0657/26](#) - 31, Chigwell Rise, Chigwell, IG7 6AQ

Removal of the existing rear single storey extension with pitched roof. Proposed replacement single storey rear extension with flat roof and two roof lanterns.

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

20. 🖐️ [EPF/0604/26](#) - 30, Verviers, Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 8 of [EPF/0446/25](#) (Demolition of existing single storey garden room. Erection of new garden room with basement and outdoor LED screen).

21. 🖐️ [EPF/0659/26](#) - 30, Verviers, Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 5 Hard and soft Landscaping of [EPF/0446/25](#) (Demolition of existing single storey garden Room. Erection of new garden room with basement and outdoor LED screen).

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

22. 🖐️ [EPF/0571/26](#) - 59, Tomswood Road, Chigwell, IG7 5QR

Proposal is for 8m rear extension from the original dwelling within the boundary of the house..

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)

23. None

APPEALS

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

24. 🖐️ [EPF/2451/25](#) - AP-13620 - 404, Fencepiece Road, Chigwell, IG7 5DS

Rear extension to existing dwelling to create additional living accommodation over three floors, including new accommodation in roof loft space.

25. DECISIONS - MARCH

To **NOTE** the decisions made in March ([Appendix 16](#))

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

27. 🖐️ DATE OF THE NEXT MEETING

To be confirmed as Thursday 30 April 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)**