



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 30 April 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-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: 24 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 16 April 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 10 and 17 April 2026

6. 🖐️ [EPF/0673/26](#) - **Land And Garages On The North Side Of, Shrublands Close, Chigwell, IG7 5EA**

Demolition of existing garage structures and the construction of 6 new residential dwellings, together with associated landscaping, vehicular and cycle parking, private amenity spaces, refuse/recycling facilities, and all other associated site works.

To Note: Officer Report to Committee - [Appendix 2](#)

Planning History:

[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 - **UNDER CONSULTATION**

[EPF/0660/20](#)

The proposed demolition of the existing garages/storage units on the site and erection of 8no. two storey, one-bedroom units - **WITHDRAWN**

7. 🖐️ [EPF/0663/26](#) - **25, Forest Cottage, Lambourne Road, Chigwell, IG7 6HA**

Single storey rear extension.

To Note; Green Belt

Planning History:

[EPF/2782/22](#)

Application for a Lawful Development certificate for a proposed single storey extension to the rear (not to exceed 4 metres in depth & 3 metres in height), porch and outbuilding - **NOT LAWFUL (Officer's Report [Appendix 3](#))**

[EPF/2054/22](#)

Certificate of lawful development for a proposed two storey rear extension, front porch and an outbuilding - **NOT LAWFUL (Officer's Report [Appendix 4](#))**

8. 🖐️ [EPF/0664/26](#) - 32, Clayside, Chigwell, IG7 5LN

Erection of two storey side extension and alterations to roof including installation of solar panels.

[EPF/1155/19](#)

Application for a Lawful Development Certificate for a proposed hip to gable loft conversion with rear dormers and x 4 no. front skylights - **NOT LAWFUL**

9. 🖐️ [EPF/0685/26](#) - 12, Barnaby Way, Chigwell, IG7 6NZ

Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form.

To Note: Officer Report to Committee - [Appendix 5](#)

Planning History:

[EPF/0254/25](#)

Proposed two storey rear extension, single storey side extension and first floor side build over. **REFUSED (Officer Report [Appendix 6](#)), DISMISSED AT APPEAL ([Appendix 7](#))**

10. 🖐️ [EPF/0689/26](#) - 72A, Hainault Road, Chigwell, IG7 5DH

Off street parking vehicle crossing and dropped curb.

11. 🖐️ [EPF/0755/26](#) - The Rodings, Roding Lane, Chigwell, IG7 6BE

Single storey side and rear extension.

To Note: Green Belt, Officer Report - [Appendix 8](#))

[EPF/0132/25](#)

Certificate of Lawful Development for proposed removal of existing outbuilding and construction of replacement outbuilding - **LAWFUL**

[EPF/0133/25](#)

Prior approval for a 8.00m deep single storey rear extension, height to eaves 2.55m and maximum height 3.97m (to create a new garage and gym) - **NOT REQUIRED**

[EPF/2639/22](#)

Application for a Lawful Development certificate for a proposed two storey rear extension, single storey side extension & an outbuilding - **LAWFUL**

[EPF/1649/22](#)

Application for Lawful Development Certificate for proposed two-storey rear extension, single-storey side extension and outbuildings - **NOT LAWFUL (Officer report - [Appendix 9](#))**

12. 🖐️ [EPF/0739/26](#) - 242, Aspen Mews, Lambourne Road, Chigwell, IG7 6FA

TPO/EPF/20/04

T19: London Plane - Crown reduce by up to 5m, as specified.

13. 🖐️ [EPF/0743/26](#) - 9 New Forest Lane, Chigwell, IG7 5QN

TPO/EPF/14/95

T1: Hornbeam - Crown reduce by up to 1.5m below previous pruning points to suitable growing point, as specified. Crown thin by up to 25%, 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

14. 🖐️ [EPF/0727/26](#) - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE

Approval of Details Reserved by Conditions 4 Hard and Soft Landscaping, 5 Water Calculations 6, Surface Water Drainage and 7 Parking Spaces of EPF/0754/25 Allowed on Appeal (Change of use from the existing outbuilding to C3 Dwelling House).

To note: Officer report ([Appendix 10](#))

15. 🖐️ [EPF/0757/26](#) - 30, Verviers, Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 11 Construction Method Statement 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

16. **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)

17. 🖐️ [EPF/0726/26](#) - 10, Manor Road, Chigwell, IG7 5PD

Certificate of Lawful Development for two proposed dormers.

APPEALS

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

18. **NONE**

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

20. 🖐️ **DATE OF THE NEXT MEETING**

To be confirmed as Thursday 14 May 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)