



**MEETING OF THE  
PLANNING COMMITTEE**

Date: Thursday 14 May 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: 7 May 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 30 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 24 April and 1 May 2026

6. 🖐️ [EPF/0594/26](#) - 9, Lee Grove, Chigwell, IG7 6AD

Rear Dormer Extension with Juliette balconies to match the existing, and a small Front Elevation change to align with the front elevation facade line

Planning History:

[EPF/1052/23](#)

Certificate of lawful development for a proposed garden room.

[EPF/0590/23](#)

Certificate of lawful development for a proposed garden room - **NOT LAWFUL (Planning Officer report - [Appendix 2](#))**

7. 🖐️ [EPF/0783/26](#) - 29, Chigwell Rise, Chigwell, IG7 6AQ

Part single and part double storey rear and front extension, single storey side extension and loft conversion including raising roof ridge.

8. 🖐️ [EPF/0791/26](#) - 62, Grange Crescent, Chigwell, IG7 5JF

Single storey front and two storey rear extension.

Planning History:

[EPF/0376/26](#)

Certificate of Lawful Development for proposed loft conversion with rear dormer - **LAWFUL**

[EPF/0377/26](#)

Single Storey Rear Extension projecting 6m to the rear - **PRIOR APPROVAL NOT REQUIRED**

9.  [EPF/0824/26](#) - 14, Courtland Drive, Chigwell, IG7 6PN

Loft conversion with gable end and dormer roof.

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

Planning History:

[EPF/2599/24](#)

Loft conversion with gable end and dormer roof - **REFUSED** (Planning Officer report [Appendix 4](#))

[EPF/1916/24](#)

Loft conversion with gable end and dormer roof - **REFUSED** (Planning Officer report [Appendix 5](#))

[EPF/2647/21](#)

Remove existing conservatory and outbuilding. Replace with new outbuilding and single storey rear extension with crown roof and 2 rooflights - **APPROVED WITH CONDITIONS**

10.  [EPF/0836/26](#) - 20, Oak Lodge Avenue, Chigwell, IG7 5HZ


Proposed ground floor rear extension, part first floor rear and double storey side extension. Alteration to roof and front bay windows.

To Note: Officer report - [Appendix 6](#)

Planning History:

[EPF/1958/25](#)

Proposed ground floor rear extension, part first floor rear and double storey side extension. Alterations to roof and front bay windows - **REFUSED** (Planning Officer report [Appendix 7](#))

11.  [EPF/0818/26](#) - 9, Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T45)

T1: Hornbeam - Crown reduce the height and spread to previous points, as specified.

To Note:

Suggested wording: The Council **OBJECTS** to any works which may result in inappropriate treatment of a protected tree. The Council notes that this application relates to a single protected hornbeam and proposes crown reduction of height and spread by up to 2 metres, no further than

previous pruning points. Provided the District Council's Tree Officer is satisfied that the works are arboriculturally appropriate, limited to the previous pruning points, and would not harm the health, form or amenity value of the tree, the Council is willing to waive this objection.

12. 🖐️ [EPF/0833/26](#) - The Bowls, Chigwell, IG7 6ND

TPO/EPF/14/08

T26-T31: 6 x Lime - Reduce crown height and spread by up to 2m and shape, as specified.

T48-T52: 5 x Lime - Reduce crown height and spread by up to 2m and shape, as specified.

T45: Oak - Reduce crown height and spread by up to 2.5m and shape, as specified.

To Note:

Suggested wording: The Council **OBJECTS** to any works which may result in inappropriate treatment of protected trees. While the Council notes that the application proposes crown reduction and shaping rather than felling, the trees are protected by TPO/EPF/14/08 and include a substantial number of limes forming part of the estate's tree character, together with an oak tree proposed for reduction. The Council therefore **OBJECTS** unless and until the District Council's Tree Officer is satisfied that the proposed reductions are arboriculturally appropriate, limited to the works specified, and will not harm the health, form or amenity value of the protected trees. If all relevant Officers deem the application acceptable, whether with amendments or conditions, the Council is willing to waive this objection.

13. 🖐️ [EPF/0839/26](#) - Hanbridge House (Hainault Hall), 173 Lambourne Road, Chigwell, IG7 6JU

TPO/EPF/22/88 (Ref: G3)

T1: 3 x Ash Trees - Crown reduce to previous points, as specified.

To Note: Officer report ([Appendix 8](#))

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. **NONE**

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

15. 🖐️ [EPF/0779/26](#) - 11, Willowmead, Chigwell, IG7 6JR

Single storey rear extension with flat roof no higher than 4m and extending between 3 and 6m from the original rear elevation

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)

**16. NONE**

**APPEALS**

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

**17. 🖐️ [EPF/2547/25](#) - AP-13652 - Roseland Cottage, Gravel Lane, Chigwell, IG7 6DQ**

The addition of area of agricultural land as amenity area associated to Roseland Cottage with the creation of a small utility building to cater for the machinery used to care for the land.

Written Representations due by: 28 May 2026

To **CONSIDER** the Officer Report ([Appendix 9](#)) and the recommendation therein, namely that:

Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 28 May supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

**18. DECISIONS - APRIL**

To **NOTE** the decisions made in April ([Appendix 10](#))

**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**

Proposed as Thursday 28 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)**