Chigwell PARISH COUNCIL

MEETING OF THE
PLANNING COMMITTEE

Date: Thursday 11 June 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: 5 June 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 14 May 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 8, 15, 22 and 28 May 2026

6. 🖐 EPF/0862/26 - 18, Chigwell Rise, Chigwell, IG7 6AB

Formation of lower level in void to create a games room and part single storey side infill extension.

Planning History:

EPF/1359/17
Double storey rear extension - **REFUSED (LPA Officer Report Appendix 2)**

7. 🖐 EPF/0922/26 - Land East Of 19, Orchard Way, Chigwell, IG7 6EE

Variation of Condition 2 Plan numbers of EPF/0463/20 Allowed on Appeal (Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, amenity space and landscaping).

To Note: Officer Report **(Appendix 3)**

EPF/0463/20
Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, Amenity space and landscaping (Revision of EPF/ 0868/19) - **REFUSED BY EFDC, ALLOWED ON APPEAL (Inspector's report and conditions, Appendix 4)**

8. 🖐 EPF/0925/26 - Land East Of 19, Orchard Way, Chigwell, IG7 6EE

Proposed single storey rear extension.

To Note: Garden partially in Green Belt, Officer Report **(Appendix 3)**

EPF/0463/20
Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, Amenity space and landscaping (Revision of EPF/ 0868/19) - **REFUSED BY EFDC, ALLOWED ON APPEAL (Inspector's report and conditions, Appendix 4)**

9. 🖐 EPF/0706/26 - 78, Bracken Drive, Chigwell, IG7 5RD

New detached single family dwelling to replace existing bungalow (Retrospective).

To Note: Officer Report **(Appendix 5)**

Planning History

EPF/2327/24
Certificate of Lawful Development for existing use - seeking confirmation that enforcement of non-compliance with pre commencement landscaping conditions 5 and 7 of EPF/2132/19 is now time immune - **NOT LAWFUL (LPA Officer's Report Appendix 6)**

EPF/2224/23
Variation to condition 5 and condition 7 on planning approval EPF/2132/19 (New detached single family dwelling to replace existing bungalow) - **REFUSED (LPA Officer's Report Appendix 7)**

EPF/1117/23
Approval of Details Reserved by Conditions 5 `Landscaping and 7 `Arboricultural Impact Assessment' of EPF/2132/19 (New detached single-family dwelling to replace existing bungalow) **REFUSED (LPA Officer's Report Appendix 8)**

EPF/0650/23
Approval of Details Reserved by Conditions 5 `Landscaping and 7 `Arboricultural Impact Assessment' of EPF/2132/19 (New detached single-family dwelling to replace existing bungalow) **REFUSED (LPA Officer's Report Appendix 9)**

EPF/1177/21
TPO/EPF/19/09 (Ref: T10, T14 & T15)
T1-T3: 3 x Oaks - Crown reduce by up to 2m, as specified - **APPROVED**

10. 🖐 EPF/0929/26 - Land at Pudding Lane/Gravel Lane, Chigwell, Essex, IG7 6BZ

Retrospective Planning Application for two outbuildings as built in temporary yard. (Temporary Planning Permission for 18 months).

To Note:

Green Belt, Officer Report **(Appendix 10)**

11. ✋ **EPF/0910/26 - 21, Chigwell Park Drive, Chigwell, IG7 5BD**

Demolition of garage, two storey rear and side extension, single storey rear extension, loft conversion with rear dormer and roof windows to front.

12. ✋ **EPF/0917/26 - 7, Grovewood Place, Chigwell, IG8 8PX**

Single storey ground floor rear extension including conversion of garage into a habitable room.

13. ✋ **EPF/0935/26 - 6, Parklands, Chigwell, IG7 6LW**

Two storey side extensions, single storey rear extension, internal and external alterations.

Planning History:

EPF/0984/21
Garage conversion - **APPROVED WITH PERMISSION**

14. ✋ **EPF/0942/26 - 2, Green Lane, Chigwell, IG7 6LY**

Shed with green roof (Revised application to EPF/1338/24).

To Note: Green Belt, Officer report **(Appendix 11)**

EPF/2310/25
Proposed shed with green roof **(WITHDRAWN)**

EPF/1338/24
Outbuilding. **(REFUSED - LPA Officer Report Appendix 12)**

15. ✋ **EPF/0979/26 - 68, Manor Road, Chigwell, IG7 5PG**

Rear ground floor and external terrace extension and associated landscaping works.

Planning History:

EPF/1867/25
Rear lower ground floor and ground floor terrace extension and associated landscaping works - **REFUSED (LPA Officer Report Appendix 13)**

16. ✋ **EPF/1012/26 - Grange Farm Camping And Sports Centre, High Road, Chigwell, IG7 6DP**

Construction of multi-purpose community hall to be used principally as replacement premises by 1st Chigwell and Chigwell Row Scout Group, Essex Wildlife Trust, Voluntary Action Epping Forest and Colebrook Royals FC, ancillary storage, extension of existing toilets by building a new wc cubicle and a Changing Places wc cubicle and associated access, parking, drainage, landscaping and biodiversity enhancement.

To Note: Green Belt, Officer Report **Appendix 14**

17. EPF/0838/26 - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Loft conversion with rear dormer.

EPF/0160/25
Application for variation of conditions 2 and 3 on planning permission EPF/1699/23 (Garage conversion, alterations to existing ground floor extension, first floor rear extension, rear dormer, alterations to roof and outbuilding) **(APPROVED SUBJECT TO CONDITIONS)**

EPF/2384/24
Reinstate the pre-existing house **(APPROVED SUBJECT TO CONDITIONS)**

18. EPF/1026/26 - 104, Lambourne Road, Chigwell, IG7 6EJ

Proposed ground and first floor rear extension.

19. EPF/0943/26 - 33, Bracken Drive, Chigwell, IG7 5RG

TPO/EPF/17/09

T22 & T23: Oak - Prune back overhanging branches by up to 1.5m, 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

20. EPF/0957/26 - Verviers, 30 Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 6: Arboricultural Method Statement of EPF/0446/25 (Demolition of existing single storey garden room. Erection of new garden room with basement and outdoor LED screen).

21. EPF/1003/26 - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Approval of Details reserved by Condition 4 Contaminated Land of EPF/2511/24 (Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses)).

22. EPF/1043/26 - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Conditions 12 Bat Licence, 12 Lighting and 14 Location of bat boxes of EPF/2560/24 Allowed on Appeal (Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping).

23. 🖐 **EPF/1044/26 - Hillside, Vicarage Lane, Chigwell, IG7 6LZ**

Approval of Details Reserved by Condition 6 Arboricultural Method Statement of EPF/2560/24 Allowed on Appeal (Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping).

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

24. 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)

25. NONE

APPEALS

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

26. 🖐 **EPF/0225/26 - AP-13661 - 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).

Written Representations due by: 17 June

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 17 June supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

27. 🖐 **EPF/0350/25 - AP-13660 - 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.

Written Representations due by: 17 June

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 17 June supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

28. 🖐 **EPF/2554/24 - AP-13665 - 15, Stradbroke Drive, Chigwell, IG7 5QU**

Conversion of structure into a residential dwelling.

Written Representations due by: 26 June

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 26 June supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

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

30. ✋ DATE OF THE NEXT MEETING

Proposed as Thursday 25 June 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 is 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)**