



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 25 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 Celina Jefcoate (Vice Chair)
Cllr Faiza Rivzi	Cllr. Osman Ali
Cllr Tosin Amuludun	Cllr Lorraine Clarke
Cllr Rochelle Hodds	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: 19 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 11 June 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. At the Chair's Discretion Public Participation on the above terms may be permitted ahead of each application below at about which the public wish to make representations.

To **CONSIDER** the following applications received for the weeks ending 5 and 12 June 2026

Application for deed of variation of planning obligations

6. 🖐️ [EPF/1100/26/DOV](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED

Deed of Variation to s106 Legal Agreement attached to EPF/1681/19 (Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development).

To Note: Green Belt, Officer Report ([APPENDIX 2](#))

Planning History

[EPF/1903/25](#)

Non Material Amendment to EPF/1681/19 - Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development - Amendment to development description as set out in the Cover Letter. - **REFUSED (LPA Officer Report - [APPENDIX 3](#))**

[EPF/1902/25](#)

s73 variation to Condition 1 (Commencement), Condition 2 (Plan Numbers), Condition 4 (Bat Strategy), Condition 16 (Contaminated Land) and Condition 20 (Playing Field) attached to EPF/1681/19 (Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development) - **REFUSED (LPA Officer Report - [APPENDIX 4](#))**

[EPF/0047/24/DOV](#)

Deed of Variation to s106 Legal Agreement attached to EPF/1681/19 (Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development) - **APPROVED**

[EPF/1681/19](#)

Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development - **APPROVED SUBJECT TO CONDITIONS AND s.106 AGREEMENT**

7.  [EPF/1052/26](#) - 62, Bracken Drive, Chigwell, IG7 5RD

Variation of Condition 2 Plan Numbers of EPF/1144/25 (Demolition of existing house and erection of a new bungalow, incorporating pitched roof and dormers).

To Note: Officer Report [APPENDIX 5](#)


Planning History:

[EPF/1144/25](#)

Demolition of existing house and erection of a new bungalow, incorporating pitched roof and dormers - **APPROVE WITH CONDITIONS**

[EPF/1910/24](#)

Demolition of Existing house and Erection of a new Bungalow with Mansard roof and dormers - **REFUSED (LPA Officer Report - [APPENDIX 6](#))**

8.  [EPF/0458/26](#) - 12, Westmede, Chigwell, IG7 5LR

Erection of a two-storey attached dwelling with associated access, parking and landscaping.

To Note: Officer report ([APPENDIX 7](#))

9.  [EPF/0864/26](#) - 172, Manor Road, Chigwell, IG7 5PX

2 ADDITIONAL APARTMENTS (alter previously approved plans -Appeal Ref: APP/J1535/W/22/3309160) adjacent to 172 Manor Road, Chigwell, IG7 5PX

To Note - Officer Report ([APPENDIX 8](#))

[EPF/2787/21](#)

Extension to form x2 no. additional apartments, with associated parking, cycles, refuse & landscaping with access taken from Mount Pleasant Road. **REFUSED (LPA Decision Notice [APPENDIX 9](#)), ALLOWED AT APPEAL (Planning Inspector's report [APPENDIX 10](#))**

10. 🖐️ [EPF/1058/26](#) - 10, Bracken Drive, Chigwell, IG7 5RF

Hip to gable loft conversion with rear dormer and front roof lights.

11. 🖐️ [EPF/1075/26](#) - 21, Meadow Way, Chigwell, IG7 6LR

1/ Hip to gable loft conversion with dormers front and rear elevation to include roof light windows to the front and side elevations
2/ Single & double storey rear extension
3/ Garage conversion into habitable space
4/ Enclosed front porch
5/ Internal remodelling works
6/ Alterations to fenestration (size of windows)
7/ Modified external boundary wall fronting Meadows Way and Parklands to include raised brick piers and capping, metal railings and a sliding vehicular metal gate to dedicated parking area
8/ Semi-permeable paving to car parking area
9/ Felling of trees (within the site boundary) along Parklands
10/ Fence replacement on adjoining owner(s) boundaries maximum 2 M high
11/ New soft landscaping throughout
12/ Raised patio arrangement over the rear garden.

12. 🖐️ [EPF/1163/26](#) - 146, Langold, High Road, Chigwell, IG7 5BQ

Variation of Condition 2 Plan numbers of EPF/2043/24 (Demolition of existing dwelling and a proposed replacement detached dwelling).

Planning History:

[EPF/2043/24](#)

Demolition of existing dwelling and a proposed replacement detached dwelling - **APPROVED WITH CONDITIONS**

13. 🖐️ [EPF/0819/26](#) - 59, Tomswood Road, Chigwell, IG7 5QR

Two storey rear, side and front extensions including loft conversion with internal changes and alteration to façade fenestration.

Planning History:

[EPF/0571/26](#)

Proposal is for 8m rear extension from the original dwelling within the boundary of the house -
APPROVED WITH CONDITIONS

14. 🖐️ [EPF/1024/26](#) - 362, Fencepiece Road, Chigwell, IG7 5DY

Construction of a single storey rear and part first floor extension.

Planning History

[EPF/0328/26](#)

Prior Approval for Single-storey rear 6.0m extension - **NOT REQUIRED**

15. 🖐️ [EPF/0994/26](#) - 10 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

TPO/EPF/54/08

T1: Hornbeam - Fell and replace, as specified.

16. 🖐️ [EPF/1150/26](#) - Chigwell Lodge, 122 High Road, Chigwell, IG7 5AR

PO/EPF/40/09

T2: Pine - Crown thin by up to 20%, as specified. Selective prune away from neighbouring property to allow 1.5m clearance, as specified.

T3: Walnut - Selective prune away from property to allow 1.5m clearance, as specified.

T5: Copper Beech - Crown reduction of up to 1.5m, as specified.

T6: Silver Birch - Crown reduction of up to 1.5m, as specified.

G1: Silver Birch - Crown reduction of up to 1.5m, as specified.

17. 🖐️ [EPF/1059/26](#) - 120, Key West Court, High Road, Chigwell, IG7 5AR

TPO/EPF/02/20

T1-T17: Common Lime - Crown reduce height by up to 8m, as specified.

T5: Ash - Crown reduce, as specified.

NB: The permitted specification of works is detailed in the conditions below.

NB: T5 previously stated to be retained under [EPF/0176/16](#).

18. 🖐️ [EPF/1092/26](#) - 5, Audleigh Place, Chigwell, IG7 5QT

TPO/EPF/08/09 (Ref: T26)

T1: Hornbeam - Crown reduce to previous points, as specified.

19. 🖐️ [EPF/1099/26](#) - 120 Key West Court, High Road, Chigwell, IG7 5AR

T2: Ash - Fell and replace, as specified.

NB: Trees previously stated to be retained under [EPF/0176/16](#).

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/1065/26](#) - Limes Farm County Infants School And Nursery, Limes Avenue, Chigwell, IG7 5LP

Approval of Details Reserved by Conditions 5 Habitat Management and Monitoring Plan and 6 Biodiversity Enhancement Scheme of [EPF/0306/26](#) (Proposed Pergola and associated external works).

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

21. **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)

22. 🖐️ **NONE**

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**

Proposed as Thursday 9 July 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)