



MEETING OF THE PLANNING COMMITTEE

Date: Thursday 9 July 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 Celina Jefcoate (Vice Chair)
Cllr Faiza Rizvi	Cllr. Osman Ali
Cllr Tosin Amuludun	Cllr Lorraine Clarke
Cllr Rochelle Hodds	Cllr Lisa Morgan-Skinsley
Cllr Jamie Braha	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: 3 July 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 25 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 19 and 26 June 2026

Application for deed of variation of planning obligations

6. 🖐️ [EPF/1208/26](#) - 15, Great Owl Road, Chigwell, IG7 6AL

Demolition of existing dwelling and construction of replacement house with vehicular entrance gates. (Amended application to EPF/0798/25).

[EPF/0798/25](#)

Demolition of existing dwelling and construction of replacement house with vehicular entrance gates - **APPROVED WITH CONDITIONS**

7. 🖐️ [EPF/1033/26](#) - 203 High Road, Chigwell, IG7 5BJ

Single storey and two storey side and rear extension, front porch, conversion of garage into habitable room, enlargement of front and rear dormers, erection of dormer on the side extension cat-slide roof, erection of three rear roof dormers and installation of rooflights to the front roofslope.

Planning History:

[EPF/1662/23](#)

Proposed single storey and two storey side and rear extension, front porch, conversion of garage into habitable room, and enlargement of the rear dormer - **APPROVED WITH CONDITIONS**

[EPF/1100/22](#)

Proposed single storey and two storey side and rear extension, front porch, conversion of garage into habitable room, rear conservatory and enlargement of the rear dormer (Revised application to EPF/0676/21) - **REFUSED (OFFICER REPORT [APPENDIX 2](#))**

[EPF/0676/21](#)

Proposed single storey & two storey side & rear extension, front porch, conversion of a garage into a habitable room, rear conservatory & enlargement of a rear dormer - **REFUSED (OFFICER REPORT [APPENDIX 3](#))**

8. 🖐️ [EPF/1198/26](#) - 51 Lee Grove, Chigwell, IG7 6AD

Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer, front roof lights and front dormer.

To Note: Officer report ([Appendix 4](#))

Planning History:

[EPF/0223/24](#)

Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights - **APPROVED WITH CONDITIONS**

[EPF/1880/23](#)

Two storey side extension, first floor front extension, single storey rear extension, loft conversion with rear dormer and front roof lights - **REFUSED (OFFICER REPORT [APPENDIX 5](#))**

9. 🖐️ [EPF/1124/26](#) - 54, Fontayne Avenue, Chigwell, IG7 5HF

Change of use from dwelling house (C3) to Children's Care Home (C2) for 2 children.

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

10. 🖐️ [EPF/0570/26](#) - 7 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

Proposed two storey side extension.

Planning History

[EPF/0900/18](#)

Ground floor side extension - **APPROVED WITH CONDITIONS**

[EPF/3156/17](#)

Proposed two storey side extension and alterations to front elevation including enlarging front dormer - **APPROVED WITH CONDITIONS**

11. 🖐️ [EPF/1152/26](#) - 7, Lambourne Close, Chigwell, IG7 6EB

First Floor Front Extension, Single Storey Rear Extension, Garage Conversion and associated works.

[EPF/1582/25](#)

TPO/EPF/18/88

T2: Horse Chestnut - Crown reduce to previous points, as specified.

T11 within G2: Lombardy Poplar - Crown reduce height by up to 4m, as specified.

[EPF/0697/22](#)

Provide first floor en-suite bathroom facility for a registered disabled person - **APPROVED WITH CONDITIONS**

[EPF/1594/19](#)

TPO/EPF/18/88 (Ref: T2 & G2)

H2: Horse Chestnut - Reduce to previous points, as specified.

P1: Poplar - Crown reduce, as specified.

Ash 1: Ash - Crown lift, 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

12. 🖐️ [EPF/1253/26](#) - 142, Manor Road, Chigwell, IG7 5PR

Approval of Details Reserved by Conditions 5 Types and Colours of External Finishes and 15 Landscaping of EPF/2513/24 (Variation of condition 2 'Plan no's' on permission EPF/1905/22 (Demolition of 1 x detached dwelling and an erection of two buildings to accommodate 9 x 2 bed flats, along with parking amenity and landscaping)).

13. 🖐️ [EPF/1257/26](#) - 30, Verviers, Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 11 Construction Management Plan 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

14. **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)

15. NONE

APPEALS

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

16. 🖐️ AP-[13675](#) - [EPF/0550/26](#) - 211, Fencepiece Road, Chigwell, IG7 5EB - Appeal ref [6011090](#)

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

Written Representations due by: 23 July

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representations to the Planning Inspectorate by 23 July supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

17. 🖐️ SPECIAL MEASURES

To consider the placing of EFDC in special measures and to **AGREE** an appropriate course of action

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

19. 🖐️ DATE OF THE NEXT MEETING

Proposed as Thursday 23 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)**