



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 13 August 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. Osman Ali
Cllr Jamie Braha
Cllr Rochelle Hodds
Cllr Erika Skingsley
Cllr Faiza Rivzi

Cllr Celina Jefcoate (Vice Chair)
Cllr Tosin Amuludun
Cllr Lorraine Clarke
Cllr Lisa Morgan-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: 6 August 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 26 July 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 17 and 24 July and 3 August 2026

6. 🖐️ [EPF/1356/26](#) - 50, Forest Lane, Chigwell, IG7 5AE

Proposed extensions & alterations to existing dwelling house to facilitate a basement level gym.

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

Planning History:

[EPF/0207/26](#)

Proposed extensions & alterations to existing dwelling house to facilitate a basement level gym - **REFUSED** (LPA Officer Report - [Appendix 3](#))

[EPF/0734/24](#)

Proposed extensions & alterations to existing dwelling house. Similar schemes previously approved schemes under planning reference EPF/2574/21 & EPF/0708/22. This revised scheme looks to retain existing structural elements (where possible) and extend upon them rather than a complete re-build. Furthermore this revised scheme removes the basement element - **APPROVED**

[EPF/0708/22](#)

Application for Variation of condition (reduction in the overall GIA) to EPF/2574/21. (Proposed demolition of existing dwelling house and erection of a new seven bedroom dwelling house) - **APPROVED**

[EPF/2574/21](#)

Proposed demolition of existing dwelling house and erection of a new seven bedroom dwelling house - **APPROVED**

[EPF/1630/20](#)

Demolition of existing dwelling and replacement with new 7x bedroom house, with a basement and loft dormer projections **REFUSED** (LPA Officer Report [Appendix 4](#))

7. 🖐️ [EPF/1359/26](#) - 31, Chigwell Rise, Chigwell, IG7 6AQ

Removal of existing single storey rear extension with pitched roof. Proposed replacement single storey rear extension with flat roof and single roof lantern.

Planning History:

[EPF/0657/26](#)

Removal of the existing rear single storey extension with pitched roof. Proposed replacement single storey rear extension with flat roof and two roof lanterns - **APPROVED**

8. 🖐️ [EPF/1427/26](#) - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Variation of Condition 2 Plan Numbers of EPF/0687/24 (Construction of a padel tennis facility).

To Note: Green Belt, Officer Report ([Appendix 5](#))

Planning History:

[EPF/0687/24](#)

Construction of a padel tennis facility - **APPROVED**

9. 🖐️ [EPF/1423/26](#) - 144, Greenacres, High Road, Chigwell, IG7 5BQ

Demolition of existing front porch and removal of swimming pool in rear garden. Proposed front extension and remodelling of front façade, roof extension, two storey rear extension, alterations to fenestration on side elevations and internal reworking of existing dwellinghouse.

10. 🖐️ [EPF/1277/26](#) - 112, Manor Road, Chigwell, IG7 5PW

Proposed part two-storey front and side extension, two-storey rear extension, basement, front porch, and roof extension incorporating a loft conversion with front and rear dormers.

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

11. 🖐️ [EPF/1313/26](#) - 6, Chester Road, Chigwell, IG7 6AJ

Single storey, part two storey rear extension, conversion of garage into habitable room and front porch.

12. 🖱️ [EPF/1361/26](#) - 51, Manor Road, Chigwell, IG7 5PL

TPO/EPF/10/74 (Ref: A1)

T1: Oak - Crown reduce by up to 2m in height bringing lateral growth to shape by 2m, leaving the tree a standing height of 9m, as specified.

T2 & T3: Hornbeam - Crown reduce by up to 2m in height bringing lateral growth to shape

To note:

The application is unclear because the proposed 2 metre reductions do not match the finished heights given. The earlier tree survey recorded T1 at 19 metres, T2 at 17 metres and T3 at 16 metres. A 2 metre reduction would not leave them at 9 metres and 6 metres as stated.

The survey is also now out of date and recommended different work to the trees. Members may therefore wish to object to the application until an up-to-date tree report and a clear pruning specification have been provided, showing exactly how much is to be removed and the intended finished size of each

13. 🖱️ [EPF/1431/26](#) - 51, Manor Road, Chigwell, IG7 5PL

TPO/EPF/10/74 (Ref: A1)

G18: Cypress - Fell and replace, as specified.

T7: Cypress - Fell and replace, as specified.

To note:

The application is to remove and replace four cypress trees at the rear of the site, shown as G18, and a separate cypress tree, T7.

The 2023 tree report found that the four trees in G18 were in poor condition, with significant dieback, and recommended their removal. T7 was assessed differently. Although it showed some signs of decline, it was described as being in fair condition and the report recommended pruning it rather than removing it. Members may therefore wish to specifically object to the removal of T7 until an up-to-date tree report has been provided.

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/1350/26](#) - 177, High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Condition 18 Contaminated Land of EPF/2868/20 Allowed on Appeal (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure).

15. 🖐️ [EPF/1411/26](#) - 142, Manor Road, Chigwell, IG7 5PR

Approval of Details Reserved by Condition 16 Biodiversity Enhancement Strategy 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)).

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/1352/26](#) - 45, Lee Grove, Chigwell, IG7 6AD

Certificate of Lawful Development for proposed outbuilding.

18. 🖐️ [EPF/1405/26](#) - 5, Raymond Gardens, Chigwell, IG7 6EW

Certificate of Lawful Development for proposed demolition and rebuilding of a pair of co-joined detached garages into a single double garage.

APPEALS

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

19. **NONE**

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

21. 🖐️ **DATE OF THE NEXT MEETING**

Proposed as Thursday 27 August 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)