



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 10 September 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-Skinsley
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: 4 September 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. 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 21 and 28 August 2026

5. 🖐️ [EPF/1561/26](#) - 72, Manor Road, Chigwell, IG7 5PG

Subdivision and conversion of existing dwelling to create 6 flats.

To note: Officer Report [\(Appendix 1\)](#)

Planning History:

[EPF/0998/20](#)

Proposed rear extension on ground floor, basement and changes to facade.

6. 🖐️ [EPF/1597/26](#) - 42 Dickens Rise, Chigwell, IG7 6NY

Erection of a single storey ground floor rear extension.

7. 🖐️ [EPF/1654/26](#) - 24, The Orangery, High Road, Chigwell, IG7 6DL

Replacement of existing tractor shed with new outbuilding (gym).

To Note: Green Belt

Planning History:

[EPF/0510/26](#)

Certificate of Lawful Development for proposed solar panels to main roof - **LAWFUL**

[EPF/0173/26](#)

Certificate of Lawful Development for proposed outbuilding - **NOT LAWFUL (LPA Officer report - [Appendix 2](#))**

[EPF/1320/25](#)

New Boundary Railings to roadside - **APPROVED SUBJECT TO CONDITIONS**

8. [EPF/1638/26](#) - New Barns Farm Lane, Chigwell

Grade II Listed building consent for repair and replacement of section of wall.

To Note: Green Belt

9. [EPF/1605/26](#) - 49, Mount Pleasant Road, Chigwell, IG7 5EP

Single storey side extension.

Planning History:

[EPF/0139/26](#)

Single storey side extension. (See also EPF/0140/26) - **REFUSED (LPA Officer report [Appendix 3](#))**

[EPF/0140/26](#)

Proposed first floor side extension and alterations to roof (See also EPF/0139/26) - **APPROVE WITH CONDITIONS**

10. [EPF/1565/26](#) - Cedar Park, High Road, Chigwell, IG7 5AL

TPO/EPF/14/96 (Ref: W1)

T1: Robinia - Fell.

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

11. [EPF/1583/26](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Condition 11 Hard and Soft Landscaping 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: Green Belt

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

12. 🖐️ [EPF/1650/26](#) - 297, Copperfield, Chigwell, IG7 5NW

Proposed construction of 3.5 meter rear extension with maximum height 3 meter.

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)

13. 🖐️ [EPF/1621/26](#) - 61, Brunel Road, Chigwell, IG8 8BE

Certificate of Lawful Development for proposed loft conversion with rear facing dormers and front roof lights.

14. 🖐️ [EPF/1599/26](#) - 42 Dickens Rise, Chigwell, IG7 6NY

Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.

APPEALS

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

15. NONE

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

17. 🖐️ DATE OF THE NEXT MEETING

Proposed as Thursday 24 September 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)