



**MEETING OF THE
PLANNING COMMITTEE**

Date: Thursday 22 October 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. Osman Ali	Cllr Tosin Amuludun
Cllr Jamie Braha	Cllr Lorraine Clarke
Cllr Lisa Morgan-Skinsley	Cllr Erika Skingsley
Cllr Debby Rye	Cllr Faiza Rivzi

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: 16 October 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 8 October 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 18 and 25 September 2026

6. 🖐️ [EPF/1771/26/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) (Resubmission of EPF/1100/26/DOV).

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

Planning History:

[EPF/1100/26/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) - **REFUSED** - LPA OFFICER REPORT [APPENDIX 3](#)

[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 4](#)**

[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 5](#)**

[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) - **ALLOWED - CPC COMMENTS [APPENDIX 6](#)**

7. 🖐️ [EPF/1700/26](#) - 18, Manor Road, Chigwell, IG7 5PD

Decking and screen

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

Planing History:

[EPF/0558/26](#)

Variation of Condition 2 Plan numbers of EPF/2568/22 (Lower ground floor rear extension and front extension, Ground floor rear and front elevation change of roof with side dormers to make habitable) - **APPROVE WITH CONDITIONS**

[EPF/2568/22](#)

Lower ground floor rear extension and front extension, Ground floor rear and front elevation change of roof with side dormers to make habitable - **APPROVE WITH CONDITIONS**

[EPF/1883/22](#)

Lower ground floor rear extension and front extension, ground floor rear and front extension, change of roof with side dormers to make habitable **REFUSED - LPA OFFICER REPORT [APPENDIX 8](#)**

8. 🖐️ [EPF/1897/26](#) - 18, Chigwell Rise, Chigwell, IG7 6AB

Formation of lower level in void to create a games room.

To Note: Officer Report ([APPENDIX 9](#))

Planning History:

[EPF/0862/26](#)

Site Address

18, Chigwell Rise, Chigwell, IG7 6AB

Proposal

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

REFUSED - LPA OFFICER REPORT [APPENDIX 10](#)

[EPF/1359/17](#)

Site Address

18 Chigwell Rise

Chigwell

Essex

IG7 6AB

Proposal

Double storey rear extension - **REFUSED - LPA OFFICER REPORT** [APPENDIX 11](#)

9. [EPF/1881/26](#) - 18, Great Owl Road, Chigwell, IG7 6AL

Two-storey rear extension and conversion of garage.

Planning History:

[EPF/0527/26](#)

Single storey rear extension and conversion of garage into a gym - **APPROVE WITH CONDITIONS**

10. [EPF/1862/26](#) - The Residents Association, The Bowls, Chigwell, IG7 6ND

TPO/EPF/14/08 (Ref: T26-T31, T47-T52)

G1: 11 x Lime - Crown reduce height by up to 3m and spread by up to 2m, as specified.

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition.

11. **NONE**

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

12. **NONE**

To **NOTE** and **COMMENT** if appropriate, Lawful Development Applications

13. [EPF/1866/26](#) - 7, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of Lawful Development for proposed single storey side extension and hip to gable loft conversion with rear dormer and front roof light.

14. [EPF/1886/26](#) - 3A Lyndhurst Rise, Chigwell, IG7 5BB

Certificate of Lawful Development for proposed erection of a rear single storey outbuilding to be used ancillary to the main house for storage.

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 12 November 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)