Chigwell PARISH COUNCIL

MEETING OF THE
PLANNING COMMITTEE

Date: Thursday 12 November 2026
Time: 6.00pm
Location: Victory Hall, 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-Skingsley	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: 6 November 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 22 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 16, 23 and 30 October 2026

6. ✋ EPF/0729/26 - Land East of Hainault Road, Chigwell

Outline Application (all matters reserved except means of access) for housing led mixed use development (12.6 hectares net developed area) comprising: up to 250 Units (50% Affordable) (CLASS C3); commercial (CLASS E [C], [E], [F], [G][I]) development [commercial floorspace/primary healthcare up to ,500M2, day nursery up to 1,000M2, excluding parking and associated land, care/ retirement living [CLASS C2] approximately 60 to 70 bed/up to 7,000M2]; New accessible green space (26.42HA) for informal leisure and Biodiversity Net Gain; together with a new all-purpose access from Hainault Road and a Sustainable Urban Drainage System (SuDS) (AMENDED DESCRIPTION)

To Note: Green Belt, Officer Report (**APPENDIX 2**)

7. ✋ EPF/2039/26 - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Erection of steel-framed building to provide multi-purpose sports training facility, ancillary equipment storage and complementary sporting uses in connection with the Old Loughtonians Hockey Club, and the development approved under application reference EPF/0687/24, as amended by Section 73 Application reference EPF/1427/26.

To Note: Green Belt, Officer Report (**APPENDIX 3**)

Planning History

EPF/1427/26
Variation of Condition 2 Plan Numbers of EPF/0687/24 (Construction of a padel tennis facility) - **APPROVED WITH CONDITIONS**

EPF/0687/24
Construction of a padel tennis facility **- APPROVED WITH CONDITIONS**

8. ✋**EPF/1857/26 - 1, Lambourne Crescent, Chigwell, IG7 6EY**

Construction of a two-storey side extension and a single storey rear extension.

9. ✋**EPF/1875/26 - 40A, Copperfield Lodge, Hainault Road, Chigwell, IG7 6QX**

Single Storey Conservatory Style Side Extension.

To Note: Officer Advisory

The proposed single-storey side extension appears reasonable in terms of its design and relationship with the existing property. However, EFDC's Trees officer has objected due to concerns about the protection of trees, including those subject to Tree Preservation Orders. Members may wish to take account of these concerns under Policy DM5, particularly the potential impact of foundations and construction works on tree roots, before deciding whether to support the application.

Planning History:

EPF/0238/17
Erection of six-bedroom dwellinghouse (Retention of as built house) - **APPROVED WITH CONDITIONS**

10. ✋**EPF/1904/26 - 29, Ely Place, Chigwell, IG8 8AG**

Proposed first floor extension to rear including roof light in new roof.

Planning History:

EPF/0407/24
Proposed single storey rear extension and partial conversion of garage - **APPROVED WITH CONDITIONS**

11. ✋**EPF/1918/26 - 88, Bracken Drive, Chigwell, IG7 5RD**

Front, rear and side extensions and new front boundary wall and gates.

To Note: Officer Advisory
Members are asked to note the comments made by EFDC's Trees Officer when considering this application, particularly any outstanding concerns about the protection of existing trees and the

adequacy of the submitted arboricultural information. These matters are relevant to Local Plan Policy DM5 and should be taken into account when reaching a decision.

12. ✋EPF/1961/26 - 7 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

Proposed relocation of the existing rear garden boundary, erection of a reinforced concrete retaining wall with a 2.0m high timber fence above, and associated landscaping works to extend and improve the existing rear garden area.

To Note; Officer report **(APPENDIX 4)**

Planning History:

EPF/0570/26
Proposed two storey side extension - **REFUSED (LPA OFFICER REPORT APPENDIX 5)**

13. ✋EPF/1988/26 - 5, Bracken Drive, Chigwell, IG7 5RG

Hip to gable loft extension with front and rear dormer and new windows. Single storey rear extension, single storey side extension, raising of ground level of garage and driveway to match the existing house level. Replacement fenestration and conversion of existing cellar into basement storage area.

To Note; Officer report **(APPENDIX 6)**

14. ✋EPF/1975/26 - 33, St Marys Way, Chigwell, IG7 5BX

Installation of air source heat pump.

15. ✋EPF/1977/26 - Forest House, Vicarage Lane, Chigwell, IG7 6NA

TPO/EPF/17/91 (Ref: T40, T41)
T6: Lime - Crown reduce by up to 2m, as specified. Crown lift by up to 4m from ground, as specified.
T7: Yew - Reduce weight out of top south overhanging corner and shape, as specified.

T8 - TPO-T8 - Black Locust - Dead tree - Fell

16. ✋EPF/2015/26 - 58, Bracken Drive, Chigwell, IG7 5RD

TPO/EPF/11/09 (Ref: T8)

T1: Oak – Crown reduce by up to 4m, as specified.

17. ✋EPF/2018/26 - 15, Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T2)

T1: Oak - Remove damaged/diseased stem back to main trunk, as specified.

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

18. **EPF/2003/26 - 78, Bracken Drive, Chigwell, IG7 5RD**

Approval of Details Reserved by Condition 8 Submit Tree Survey of EPF/0706/26 (New detached single-family dwelling to replace existing bungalow (Retrospective).

19. **EPF/2012/26 - 112, Manor Road, Chigwell, IG7 5PW**

Approval of Details Reserved by Condition 4 Surface Water Drainage of EPF/1277/26 (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).

20. **EPF/2037/26 - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB**

Approval of Details Reserved by Conditions 3 Cycle Parking, 4 Floodlighting Details, 5 Hard and Soft Landscaping and 7 EVP of EPF/1427/26 (Variation of Condition 2 Plan Numbers of EPF/0687/24 (Construction of a padel tennis facility)).

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

21. **EPF/1922/26 - 15, Westmede, Chigwell, IG7 5LR**

Single storey rear extension.

22. **EPF/1979/26 - 14, Grange Crescent, Chigwell, IG7 5JB**

6 meters rear extension.

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

23. **EPF/1913/26 - 44A, Coopers Close, Chigwell, IG7 6EU**

Certificate of Lawful Development for existing use of land for parking and domestic storage ancillary to residential use.

24. **EPF/1959/26 - 19, Globe Cottage, Lambourne Road, Chigwell, IG7 6HA**

Certificate of Lawfulness to confirm the lawful implementation of planning permission EPF/0834/22 by the carrying out of a material operation, namely the excavation of foundation trenches and pouring of foundations, commenced on 25th August 2026, before the expiry of the permission.

APPEALS

To **NOTE** the following Householder Appeals. These appeals follow a fast-track process where interested parties and statutory consultees are not allowed to make fresh representations or add new comments once the appeal has started.

The Planning Inspector will make their decision based on the existing file, including the original application documents, the local planning authority's refusal reasons and whatever the parish council or local residents submitted the first time around.

25. EPF/1052/26 - AP-13739 - 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).

26. EPF/0664/26 - AP-13725 - 32, Clayside, Chigwell, IG7 5LN

Erection of two storey side extension and alterations to roof including installation of solar panels.

To consider and **AGREE** the Council's response/further action to the following Planning Appeals with Written Representation

27. EPF/0636/26 - AP-13727 - 247, Fencepiece Road, Chigwell, IG7 5DX - Appeal ref: 6017239

Demolition of 6 existing garages and 1 existing dwelling at 247 Fencepiece Road, and replacement with 8 dwellings together with parking, landscaping and all associated works.

Written Representations due by: 19 November 2026

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representions to the Planning Inspectorate by 19 November 2026 supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

28. EPF/0673/26 - AP-13734 - Land And Garages On The North Side Of, Shrublands Close, Chigwell, IG7 5EA - 6017246

Demolition of existing garage structures and the construction of 6 new residential dwellings, together with associated landscaping, vehicular and cycle parking, private amenity spaces, refuse/ recycling facilities, and all other associated site works.

Written Representations due by: TBA

To **CONSIDER** whether Chigwell Parish Council delegates authority to officers to submit representions to the Planning Inspectorate by 19 November 2026 supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

29. APPEALS DECIDED

To **NOTE** the following decisions

EPF/0344/26 - AP-13657 - 140, Bliss Heights, London Road, Lambourne, Romford, RM4 1XX -

Demolition of existing outbuilding and erection of an ancillary residential accommodation (Use Class C3) incidental to the host dwelling at Bliss Heights **- APPEAL DISMISSED - APPENDIX 7**

EPF/0225/26 - AP-13661 - Land adjacent to Jessica Chase Lane Chigwell Essex IG7 6JW

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust. (Revised application to EPF/0350/25) **- APPEAL DISMISSED - APPENDIX 7**

EPF/0350/25 - AP-13660 - Land adjacent to Jessica Chase Lane Chigwell Essex IG7 6JW

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust **- APPEAL DISMISSED - APPENDIX 7**

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

31. ✋ DATE OF THE NEXT MEETING

Proposed as Thursday 26 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 is 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)**