



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 24 April 2025

Time: 6:30pm

Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr Celina Jefcoate (Chair)

Cllr Faiza Rivzi

Cllr Debby Rye

Cllr. Elliot Costa (Vice Chair)

Cllr.Osman Ali #

Cllr Tosin Amuludun#

Members of the Public and Councillors were 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 were 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

### **PL523/24 - APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Rochelle Hodds, Cllr Lisa Morgan and Cllr Lorraine Clarke

### **PL524/24 - OTHER ABSENCES**

Cllr Alana Aradeon

### **PL525/24 - DECLARATIONS OF INTEREST**

Cllr Jefcoate declared personal interests in item 6 (Land Adj. to Jessica) on the grounds she knew the architect but deemed it would not influence her decisions and she would remain in the meeting. Cllr Rye declared a personal interest in item 10 (3 Broadhurst Gardens) on the grounds of discussing other matters previously with them as their ward councillor but deemed it would not influence her decisions and she would remain in the meeting

### **PL526/24 - MINUTES**

The minutes of the meeting held 10 April 2025 ([Appendix 1](#)) were **APPROVED** as a true record

## **PL527/24 - PUBLIC PARTICIPATION**

A member of the public made representations in objection to EPF/0724/25 (17 Chester Road) which is due to be considered by the Council on 8th May 2025. These were **NOTED**

To **CONSIDER** the following applications received for the weeks ending 4th and 11th April 2025

### **PL528/24 - [EPF/0350/25](#) - 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.

Chigwell Parish Council:

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.

This application for a proposal 20.2 x 11.6 x 4m follows on from EPF/1554/21 for a similar proposal of 24.5 x 11.6 x 4m refused at appeal

It was **NOTED** that according to the accompanying documentation facilities currently exist on the site that are used by Chigwell Riding Trust. It is considered the additional benefit of two further loose boxes (from the existing three to five) does not outweigh the harm that the proposal would cause to the openness of the Green Belt and fails to evidence that the proposal will guarantee an increase of availability for up to 80 additional riders a week

The proposed development is considered inappropriate development, by definition, harmful to the Green Belt. In addition due to its excessive scale, volume and footprint it will have a significant visual, physical and spatial impact on openness. Insufficient very special circumstances have been evidenced that are sufficient to outweigh the significant harm to the Green Belt and to the purposes of including land within the Green Belt.

Bearing in mind the above and the comments of the Inspector, if officers are minded to accept the Parish ask that any approval is conditional that the entire facility would be for the sole use of the Chigwell Riding Trust in perpetuity and that no other users of the facilities, private or commercial, would be permitted

### **PL529/24 - [EPF/0567/25](#) - 18, Chester Road, Chigwell, IG7 6AJ**

Conversion of Garage to a habitable room and bathroom facility. Ground floor side window to the new bathroom

Chigwell Parish Council comment:

No objection but the Parish request a condition that the usage remains ancillary to the main dwelling.

### **PL530/24 - [EPF/0618/25](#) - 36, Dacre Gardens, Chigwell, IG7 5HG**

Demolition of existing garage and construction of a single storey side and rear extension.

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the roofline over the garage to be discordant and of poor design

18.49pm - #Cllr Amuludun and Cllr Ali joined the meeting

**PL531/24 - [EPF/0497/25](#) - 181-185 Impact House, High Road, Chigwell, IG7 6NU**

Reconfiguration of 3rd floor to provide two additional residential units.

Chigwell Parish Council comment:

This is clearly an alteration of the description of the previously approved proposal and as such the Parish consider the proposed changes are a material amendment and a complete new planning application is required.

Notwithstanding the Parish's belief the proposed changes are a material amendment, **STRONG OBJECTIONS** to the proposal were raised as follows:

**The proposal is contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision, in terms of amount, design and layout and cycle storage arrangements**

The proposal is for 3x1 bed, 10x2 bed and 3x3 bed plus 93 sq m of commercial space. The proposed car and cycle parking provision is considered to be inadequate for the proposed development, contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision.

The locally focussed Essex Parking Standards 2024 (EPS 2024) designate this area of Chigwell "Moderate Connectivity - Moderate" (Appendix A) rather the High or very High rating of a town centre that allows reductions in parking allowances.

As such, the proposal requires 29 residential, 4 visitor and 10 commercial parking spaces for E(b) usage. A total of 17 spaces is proposed

The proposal does not allow for any non standard cycle parking, again contrary to the Essex Parking Standards (2024)

There is already considerable parking stress in the area which will only be exacerbated by the occupation of the adjacent development which again has inadequate parking according to current Essex Parking Standards (2024)

**PL532/24 - [EPF/0670/25](#) - 3, Broadhurst Gardens, Chigwell, IG7 5HE**

Variation to Condition 2 of EPF/1100/24 (Proposed extensions and internal alterations.)

Chigwell Parish Council comment:

No objection although it is noted the proposal places development ahead of the building line and the Council ask officers consider if this is appropriate

**PL533/24 - [EPF/0634/25](#) - 10, Mount Pleasant Road, Chigwell, IG7 5ER**

Removal of the front porch.

Chigwell Parish Council comment:

No Objection

**PL534/24 - [EPF/0653/25](#) - 1, Great Owl Road, Chigwell, IG7 6AL**

Conversion of garage into habitable room, two storey front extension, two storey rear extension part single storey rear extension.

Chigwell Parish Council:

The Parish **OBJECTS** on the grounds it considers the proposal with the additional mass and fenestration to be bulky and of poor design. The roofline is considered discordant and by means of its size and mass is overbearing and would result in a form of overdevelopment when taking account of the previous approvals at the site

**PL535/24 - [EPF/0653/25](#) - 3, Dickens Rise, Chigwell, IG7 6PA**

Two storey side/rear extension following the demolition of an existing garage, plus a single storey front extension forming a new front entrance.

Chigwell Parish Council comment:

No objection but if officers are minded to approved the Parish request a condition restricting usage to ancillary

**PL536/24 - [EPF/0687/25](#) - 36, Oak Lodge Avenue, Chigwell, IG7 5HZ**

TPO/EPF/27/82 (Ref: T29)

T5: Oak - Crown reduce height and spread, as specified.

Chigwell Parish comment:

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

**PL537/24 - [EPF/0704/25](#) - 2 Canterbury Close, Chigwell, IG7 6HG**

TPO/EPF/04/81 (Ref: T3)

T1: Cypress - Crown reduce by up to 2.5m, as specified. Selective prune by up to 0.5m away from cables, as specified.

Chigwell Parish comment:

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

**PL538/24 - [EPF/0712/25](#) - 9, New Forest Lane, Chigwell, IG7 5QN**  
TPO/EPF/14/95

T1: Hornbeam - Reduce the height of the main scaffold stems by up to 2.5m below the current crown reduction points, as specified. Reduce the lateral crown spread, as specified, to balance overall shape of the crown.

Chigwell Parish comment:

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

**PL539/24 - [EPF/0796/25](#) - Patashalls, Pudding Lane, Chigwell, IG7 6BY**  
TPO/EPF/11/19

T1-T4: Oak - Crown reduce to previous points, as specified.

T5: Oak - Reduce limb overhanging car park, as specified

Chigwell Parish comment:

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

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

**PL540/24 - [EPF/0727/25](#) - Haylands Cottage, Green Lane, Chigwell, IG7 6DN**

Chigwell Parish:

No Comment

To **NOTE** and **COMMENT** if appropriate, Prior Notification Applications

**PL541/24 - NONE**

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

**PL542/24 - [EPF/0707/25](#) - 15, Fontayne Avenue, Chigwell, IG7 5HB**

Certificate of lawful development for proposed roof extension, rear dormer and front roof lights in connection with a loft conversion.

Chigwell Parish:

No Comment

**PL543/24 - [EPF/0723/25](#) - 57, St Marys Way, Chigwell, IG7 5BX**

Certificate of Lawful Development for proposed single storey rear extension.

Chigwell Parish:

No Comment

**APPEALS**

**PL544/24 - NONE**

**PL545/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE  
NONE**

**PL546/24 - DATE OF THE NEXT MEETING**

Thursday 8th May at 6.30pm

**PL547/24 - EXCLUSION OF THE PUBLIC AND THE PRESS**

The Chair withdrew the following motion

“That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed.”

**PL548/24 - LEGAL MATTERS**

The Chair advised there was no additional or updated information

The meeting closed at 7.06pm