



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 26 June 2025  
Time: 6:30pm  
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members to be present:

Cllr. Elliot Costa (Chair)	Cllr Faiza Rivzi (Vice Chair)
Cllr Lisa Morgan	Cllr Debby Rye

Officer:

Olga Linkavciene

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

### **PL052/25 - APOLOGIES FOR ABSENCE**

Apologies were **ACCEPTED** from Cllr Celina Jefcoate, Cllr Lorraine Clarke, Cllr Rochelle Hodds, Cllr Tosin Amuludun

### **PL053/25 - OTHER ABSENCES**

Cllr Alana Aradeon, Cllr.Osman Ali

### **PL054/25 - DECLARATIONS OF INTEREST**

None

### **PL055/25 - MINUTES**

The minutes of the meeting held 12 June 2025 were **CONFIRMED** ([Appendix 1](#))

### **PL056/25 - PUBLIC PARTICIPATION**

One member of the public was in attendance

The Committee **CONSIDERED** the following applications received for the weeks ending 6 and 13 June 2025

**PL057/25 - [EPF/1087/25](#) - Land to rear of Little West Hatch, High Road, Chigwell, IG7 5BS**

Remediation of land and creation of bund.

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. If, however, all relevant Officers deem this application acceptable, whether with amendments or not, then the council is willing to waive this objection

**PL058/25 - [EPF/1027/25](#) - 34, Tomswood Road, Chigwell, IG7 5QS**

Variation to Condition 2 of EPF/0389/25. (Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension.)

Chigwell Parish Council:

The Council **NOTED** the item had been withdrawn

**PL059/25 - [EPF/1035/25](#) - 47, Hainault Road, Chigwell, IG7 5DQ**

Change of use of existing premises from a dwelling (C3) to a residential care home (C2) for children with behavioural / learning difficulties.

One member of the public spoke in opposition and the Council **NOTED** a written objection received

Chigwell Parish Council:

The Parish Council **OBJECT** on the grounds this is not an appropriate location for such proposed use. The proposed change of use would be detrimental to the character of this residential street and could have a detrimental and harmful impact on local amenities neighbouring properties and the general area itself. Further, the change of use significantly results in additional noise and disturbance causing harm to local residents and the development could give rise to safety concerns for neighbours.

**PL060/25 - [EPF/1041/25](#) - 1, Shillibeer Walk, Chigwell, IG7 6JA**

Demolition of existing conservatory and the erection of single storey rear extension.

Chigwell Parish Council:

No Objection

**PL061/25 - [EPF/1080/25](#) - Daleside, Vicarage Lane, Chigwell, IG7 6LS**

Installation of 2 metre railings and gates along boundary walls and render to front of house.

Chigwell Parish Council:

The Parish Council **OBJECT** on the grounds no street scene has been provided and that the proposals could result in adverse impact to to the general visual amenity and character of the street scene and a negative impact due to height and mass.

**PL062/25 - [EPF/1092/25](#) - 23, Chester Road, Chigwell, IG7 6AH**

Installation of front garden electronic metal boundary gates, with brick pillars to match existing, and a low brick wall along the boundary. Revision to previously refused application (EPF/2265/24).

Chigwell Parish Council:

The Parish Council **OBJECT** on the grounds no street scene has been provided and that the proposals could result in adverse impact to to the general visual amenity and character of the street scene and a negative impact due to height and mass.

**PL063/25 - [EPF/0968/25](#) - 130, Manor Road, Chigwell, IG7 5PR**

Proposed annexe building for ancillary use.

Chigwell Parish Council:

The Parish Council **OBJECT** on the grounds it considers the proposal overdevelopment of the site due to its height and mass.

**PL064/25 - [EPF/1122/25](#) - 6, Parkland Close, Chigwell, IG7 6LL**

Creation of two new dormer windows to the existing roof structure. Removal of four Velux windows in same location.

Chigwell Parish Council:

The Parish Council **OBJECT** on the grounds it considers the proposal poor design and and detrimental to the host building. The lack of a street scene was noted.

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

**PL065/25 - [EPF/1072/25](#) - 23-22, Brook Parade, Chigwell, IG7 6PF**

Application for approval of details reserved by condition 5 (material details) on planning permission [EPF/2701/19](#) (development proposed is the construction of an additional storey comprising 6 two-bedroom flats).

Chigwell Parish Council:

No Comment

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

**PL066/25 - 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)

**PL067/25 - [EPF/1112/25](#) - 86, Tender Trap, Manor Road, Chigwell, IG7 5PQ**

Certificate of Lawful Development for proposed extension to existing outbuilding

Chigwell Parish Council:

No Comment

**APPEALS**

**PL068/25 - EPF/0775/25 - AP-13507 - 57 Oak Lodge Avenue, Chigwell, IG7 5JA - APP/J1535/D/25/[3367155](#)**

Against a Refusal

Erection of single storey rear extension, first floor front extension and hip to gable loft conversion with rear dormer and front roof lights. (Amendment to EPF/2370/24).

The appeal was **NOTED**

**PL069/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

**PL070/25 - DATE OF THE NEXT MEETING**

**CONFIRMED** as Thursday 10th July at 6.30pm

The meeting closed at 6.55pm