



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 28 August 2025  
Time: 6:30pm  
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)  
Cllr Lorraine Clarke

Cllr. Osman Ali  
Cllr Debby Rye

Acting Clerk to the Council:

Cllr Celina Jefcoate

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

## MINUTES

### PL133/25 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllr Faiza Rivzi, Cllr Tosin Amuludun, Cllr Lisa Morgan and Cllr Rochelle Hodds

### PL134/25 - OTHER ABSENCES

None

### PL135/25 - 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.

None

**PL136/25 - MINUTES**

The minutes of the meeting held 14 August 2025 were confirmed as an accurate representation of what took place ([Appendix 1](#))

**PL137/25 - PUBLIC PARTICIPATION**

None

To **CONSIDER** the following applications received for the weeks ending 8 and 15 August 2025

**PL138/25 - [EPF/1449/25](#) - Land South of Chigwell Rise, Chigwell, IG7 6BN**

Environmental Impact Assessment (EIA) Screening Request for residential-led development at the site, comprising up to 250 residential dwellings (Class C3), up to 200 care/extra care bed spaces/suites (Class C2), up to 5,000sqft flexible community floorspace (Class F2/Class E) together with associated landscaping, public open space, means of access, parking, drainage and infrastructure works. The residential units and community space will be submitted in full and the care home in outline.

Chigwell Parish Council comment:

The Council considered the scale sensitivity and Green Belt location and **RESOLVED** that an Environmental Impact Assessment screening is required. The Council would **STRONGLY OBJECT** should officers consider that screening is not required. The Council would wish to address members, should the matter be delegated to committee

**PL139/25 - [EPF/1495/25](#) - 72, Grange Court, High Road, Chigwell, IG7 6PT**

Grade II\* listed building consent for construction of lift and associated shaft.

Chigwell Parish Council comment:

The Council **STRONGLY OBJECTS** to the proposal, which would harm the special interest and physical fabric of the designated heritage asset, contrary to the NPPF heritage tests and the adopted local plan's conservation policies.

The scheme substantially repeats an application refused in 2019, which was rejected due to the cumulative harm it would cause and the absence of robust justification.

**PL140/25 - [EPF/1482/25](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG**

Variation of condition 2 of EPF/2511/24 (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwelling houses).

Chigwell Parish Council comment:

The Council **OBJECTS** as the proposal may result in inappropriate development in the Green Belt without very special circumstances and would harm openness contrary to the NPPF and the adopted local plan. If all relevant officers deem the application acceptable whether with amendments or not the Council is willing to waive this objection

**PL141/25 - [EPF/1377/25](#) - 69, High Meadows, Chigwell, IG7 5JY**

First Floor Rear Extension and Garage Conversion with 1nos window at front and 3nos windows on side elevation.

Chigwell Parish Council comment:

No Objection

**PL142/25 - [EPF/1399/25](#) - 38, Chigwell Park Drive, Chigwell, IG7 5BD**

Double side and single rear storey extension.

Chigwell Parish Council comment:

No Objection

**PL143/25 - [EPF/1458/25](#) - 72, Bracken Drive, Chigwell, IG7 5RD**

Erection of a single-storey rear extension.

Chigwell Parish Council comment:

No Objection

**PL144/25 - [EPF/1576/25](#) - 141, Lambourne Road, Chigwell, IG7 6EN**

Variation of Condition 3 'Materials' of EPF/1289/24 (Minor alterations/extension to an existing single-storey toilet block to include a new single-storey accessible toilet unit and a single-storey outdoor sheltered sink station)

Chigwell Parish Council comment:

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

**PL145/25 - [EPF/1437/25](#) - 13, Bracken Drive, Chigwell, IG7 5RG**

Demolition of an existing 3 bedroom semi detached bungalow including basement and erection of a new 4 bed semi detached bungalow and basement, rear patio and rear dormer.

Chigwell Parish Council comment:

No Objection

**PL146/25 - [EPF/1398/25](#) - 31, Tomswood Road, Chigwell, IG7 5QR**

First floor rear extension to create additional bedroom. Roof extension with rear dormer extension. Internal remodelling.

Chigwell Parish Council comment:

No Objection

**PL147/25 - [EPF/1509/25](#) - 5, Grange Crescent, Chigwell, IG7 5JB**

Proposal for a two-storey side and rear extension, single-storey rear extension, and loft conversion.

The Council **OBJECTS** due to overdevelopment, damage to the host building and harm to local character contrary to the design and character policies of the adopted Local Plan and the NPPF

**PL148/25 - [EPF/1545/25](#) - 33, Oak Lodge Avenue, Chigwell, IG7 5JA**

Erection of front porch, two storey side extension, two storey part single storey rear extension and loft conversion with rear dormer.

Chigwell Parish Council comment:

The Council **OBJECTS** due to bulk, mass, being not in keeping, poor design and over intensification of the site, contrary to the design and character policies of the adopted Local Plan and the NPPF

**PL149/25 - [EPF/1578/25](#) - 36, Oak Lodge Avenue, Chigwell, IG7 5HZ**

Two storey part single storey rear extension, hip to gable loft conversion with rear dormer and front roof lights.

Chigwell Parish Council comment:

The Council **OBJECTS** due to bulk, mass, being not in keeping, poor design and overdevelopment, with concern regarding potential impact on the protected tree. The proposal conflicts with the adopted Local Plan and the NPPF including policies for design townscape and trees

**PL150/25 - [EPF/1605/25](#) - 22, Meadow Way, Chigwell, IG7 6LP**

Demolition of conservatory, erection of part single, part first floor and rear extensions, with small clock tower. Garage extension, raised patio, new boundary fence and gates and new access steps into the property.

Chigwell Parish Council comment:

No Objection

**PL151/25 - [EPF/1647/25](#) - 3, Gainsborough Place, Chigwell, IG7 6LA**

Alterations to Single storey rear extension and loft conversion to provide additional bedroom and prayer room, following previous approval EPF/2019/24

Chigwell Parish Council comment:

The Council **OBJECTS** due to a negative and overbearing impact on the amenity of number 2 Gainsborough Place and an over-intensification of the site, contrary to the adopted Local Plan policies that seek to protect residential amenity and the NPPF

**PL152/25 - [EPF/0815/25](#) - 9, Forest Lane, Chigwell, IG7 5AF**

**RE-CONSULTATION** - Rear single storey infill extension including balcony, rear single storey extension to cover existing outdoor pool, conversion of garage into living space, internal reconfiguration, external elevation changes and two new vehicle access gates

The Council **OBJECTS** to this application for the following reasons. The proposed scale, height and massing are excessive for the plot and would appear unduly dominant in relation to neighbouring properties, eroding the established character of the area. This is contrary to Policy DM9 (High Quality Design), which requires development to respect its context in form and mass.

The Council further objects on amenity grounds. The scheme would introduce unacceptable levels of overlooking and a consequent loss of privacy for adjoining occupiers, conflicting with DM9's requirement to safeguard the living conditions of existing and future residents

**PL153/25 - [EPF/1547/25](#) - Woolston Manor, Abridge Road, Chigwell, IG7 6BX**

TPO/EPF/42/01

T38: Poplar - Crown reduce by up to 5m, as specified.

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

**PL154/25 - [EPF/1582/25](#) - 7, Lambourne Close, Chigwell, IG7 6EB**

TPO/EPF/42/01

T38: Poplar - Crown reduce by up to 5m, as specified.

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, Prior Approval Applications

**PL155/25 - NONE**

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

#### **PL156/25 - 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)

#### **PL157/25 - [EPF/1472/25](#) - 9, Glebelands, Chigwell, IG7 4QG**

Certificate of Lawful Development for proposed ground floor rear extension.

#### **APPEALS**

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

#### **PL158/25 - EPF/0415/25 - [AP-13519](#) - APP/J1535/W/25/3368577 - 181-185 Impact House, High Road, Chigwell, IG7 6NU**

Application for variation of condition 2 'plan no's and condition 8 'Privacy Screen' on planning permission EPF/0218/18 (Application for variation of condition 2 'plan numbers' on planning application EPF/1919/16 (Demolition of existing buildings to create

Members **NOTED** the Council's submitted comments ([Appendix 17](#))

#### **PL159/25 - EPF/0028/25 - [AP-13534](#) - APP/J1535/D/25/3369724 - 38, Park View, Chigwell, IG7 5DF**

Proposed loft conversion, single storey rear extension and new outhouse in back garden.

Against a Refusal

Members **NOTED** Interest Party Comments are not submitted for a Householder appeal

#### **PL160/25 - EPF/0724/25 - [AP-13538](#) - APP/J1535/D/25/3370419 - 17, Chester Road, Chigwell, IG7 6AH**

Ground, first and second floor extensions with internal alterations.

Against a Refusal

Members **NOTED** Interest Party Comments are not submitted for a Householder appeal

#### **PL161/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

#### **PL162/25 - DATE OF THE NEXT MEETING**

To be confirmed as Thursday 25 September at 6.30pm