



MEETING OF THE PLANNING COMMITTEE

Date: Thursday 25 September 2025
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 Lisa Morgan

Cllr Faiza Rivzi (Vice Chair)
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

PL178/25 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllr Rochelle Hodds, Cllr Lorraine Clarke, Cllr Tosin
Amuludun and Cllr Osman Ali

PL179/25 - OTHER ABSENCES

None

PL180/25 - DECLARATIONS OF INTEREST

Cllr Costa. Declared an interest in items 10 (Stradbroke) in that he may know a family member of the applicant and 12 (West Hatch) in that a family member attends the school. In both instances he considered the interest would don't fetter his decision and he would remain in the room

PL181 - MINUTES

The minutes of the meeting held 11 September 2025 ([Appendix 1](#)) were confirmed

PL182/25 - PUBLIC PARTICIPATION

None

To **CONSIDER** the following applications received for the weeks ending 5 and 12 September 2025

PL183/25 - [EPF/1710/25](#) - Land East of Hainault Road, Chigwell

Request for Environmental Impact Assessment (EIA) Screening Opinion - Housing-led mixed-use development comprising: up to 250 units (50% Affordable) (UCO Class C3 & C2); commercial (UCO Class E [c], [e], [f], [g][i]) development (commercial 1,500m, nursery up to 1,000m excluding parking and associated land, care / retirement living approx. 60 to 70 bed up to 7,000m) and new accessible green space (30.24ha) for informal leisure and biodiversity net gain; together with a new all-purpose access from Hainault Road and a sustainable urban drainage system.

Chigwell Parish Council:

The Council would **STRONGLY OBJECT** should the Local Authority consider a, Environmental Impact Assessment is not necessary for the following reasons.

Site and surroundings

The site is open countryside and forms part of a continuous tract of high grade agricultural land. It makes an important contribution to the openness of the Green Belt and to the separation between Chigwell, Grange Hill and Chigwell Row. The landscape is visually exposed with long views across fields and toward nearby settlement edges. The wider setting includes Hainault Forest Site of Special Scientific Interest and the area falls within the Zone of Influence for the Epping Forest Special Area of Conservation where recreational pressure and traffic related air quality are established concerns.

Regulatory context

Under the Town and Country Planning Environmental Impact Assessment Regulations 2017 the proposal is a Schedule 2 urban development project. It exceeds the relevant thresholds because it is for more than 150 dwellings and relates to a site area well above 5 hectares. When determining whether Environmental Impact Assessment is required the authority must apply the Schedule 3 selection criteria which address the characteristics of the development, the environmental sensitivity of the location, and the nature and significance of the likely effects.

Assessment overview

On the information available the scale and permanent nature of the development, the sensitive Green Belt location and the proximity to designated sites indicate a realistic prospect of significant environmental effects. The conversion of open high grade farmland to a substantial built settlement with new access works is likely to cause a marked change to landscape character and to the openness of the Green Belt with high visual impact. The proposal would increase population and traffic in an area where the Epping Forest Special Area of Conservation and Hainault Forest

Site of Special Scientific Interest are vulnerable to recreational disturbance and to nitrogen oxides and nitrogen deposition from road traffic. The introduction of extensive hard surfaces, new paths and water management features requires careful assessment of surface water pathways, water quality, flood risk and water resources in a district recognised for water stress. Construction and operation would affect nearby residents and users of the countryside through noise, dust, lighting and activity and there is a clear need for robust modelling of transport and air quality effects and for demonstration of a deliverable strategy for active travel and public transport. The Environmental Impact Assessment process is the appropriate mechanism to establish a comprehensive baseline, to assess direct, indirect and in combination effects and to secure mitigation, monitoring and adaptive management across biodiversity, landscape, Green Belt openness, transport, air quality, water environment and human health.

Conclusion and recommendation

Having regard to the Schedule 2 thresholds, the Schedule 3 selection criteria, and the site's high environmental sensitivity as open and visually prominent Green Belt that is also high grade farmland, there is a clear likelihood of significant environmental effects. The Parish Council requests the Local Planning Authority to issue a positive screening opinion confirming that a full Environmental Impact Assessment, including any necessary Habitats Regulations Assessment, is required.

PL184/25 - [EPF/1579/25](#) - 171, The Maypole, Lambourne Road, Chigwell, IG7 6EF

Retrospective application for use of former bin shed as seafood stall.

Chigwell Parish Council:

No Objection

PL185/25 - [EPF/1738/25](#) - 31, Ely Place, Chigwell, IG8 8AG

Ground floor front extension plus two storey side extension.

Chigwell Parish Council:

No Objection

PL186/25 - [EPF/1790/25](#) - 56, Coolgardie Avenue, Chigwell, IG7 5AY

Proposed two-storey side extension with garage conversion, single-storey rear extension, replacement of external windows and doors, front landscaping with driveway alterations, material upgrade to the existing rear dormer, and installation of rooflights to side roof planes.

Chigwell Parish Council:

The Council **OBJECTS** due to poor design, 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

PL187/25 - [EPF/2554/24](#) - 15, Stradbroke Drive, Chigwell, IG7 5QU

Conversion of structure into a residential dwelling.

Chigwell Parish Council:

The Council **OBJECTS** due to unacceptable plot subdivision / domestication of a woodland setting Any formal subdivision to facilitate a separate dwelling including the creation of new domestic curtilage, hardstanding/drive, boundary treatments, lighting and associated paraphernalia would diminish the site's existing woodland appearance and undermine the sylvan character that contributes positively to the area. Intensifying residential use within the depth of this treed plot is likely to place ongoing pressure on mature trees and the wider landscape setting (through shading complaints, future pruning/felling pressure, and root-zone conflict), to the detriment of the area's verdant character.

PL188/25 - [EPF/0885/25](#) - 110, Luxborough Lane, Chigwell, IG7 5AA

Proposed detached dwelling incorporating retention of existing detached dwelling. 2 storey side, single storey rear and part single storey rear extension to existing dwelling.

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. The site lies within the Metropolitan Green Belt. The proposal introduces a further detached dwelling on the plot in addition to substantial extensions to the existing house. By reason of the cumulative increase in built form, height, width, depth and overall massing, together with the associated domestic activity and paraphernalia that would follow from the creation of an additional dwelling, the development would result in harm to the openness of the Green Belt and would constitute inappropriate development. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

No very special circumstances have been demonstrated or evidenced to clearly outweigh the harm to the Green Belt and the other harms identified. The scheme would lead to intensification of residential use on the site, encroachment into the countryside, and a suburbanising effect on the lane, all of which conflict with the fundamental aim of Green Belt policy to keep land permanently open.

In reaching this view the Council has had regard to the cumulative effect of previous development on this site and in the locality. The additional footprint and volume now proposed would compound earlier changes and would further erode openness.

PL189/25 - [EPF/1714/25](#) - West Hatch High School, High Road, Chigwell, IG7 5BT

Construction of single storey standalone skills centre classroom for teaching vocational skills to existing pupils.

Chigwell Parish Council:

No Objection

PL190/25 - [EPF/1794/25](#) - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Installation of roof mounted 58.70kW solar PV system comprising of 129 x Canadian Solar 455w modules.

To Note: Green Belt

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

PL191/25 - [EPF/1835/25](#) - 5 Tomswood Road, Chigwell, IG7 5QP

TPO/EPF/08/09 (Ref: T6)

T1: Oak - Crown reduce height by up to 1m, as specified. Reduce lateral branches by up to 2m, as specified. Crown lift over road by up to 5.5m from ground, 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

PL192/25 - 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

PL193/25 - [EPF/1438/25](#) - 1, Great Owl Road, Chigwell, IG7 6AL

Application for approval of details reserved by condition 5 on planning permission [EPF/1349/24](#) (Demolition of existing dwelling house, new build the house on the same footprint as the approved application EPF/0377/24).

Chigwell Parish Council:

No Comment

PL194/25 - [EPF/1772/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Approval of Details Reserved by Condition 3 'Surface Water Drainage' of EPF/2835/22 (Extension to Existing Dwelling).

Chigwell Parish Council:

No Comment

PL195/25 - [EPF/1819/25](#) - Roding Sports Centre, Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Approval of Details Reserved by Condition 7 EVP of EPF/0687/24(Construction of a padel tennis facility).

Chigwell Parish Council:

No Comment

PL196/25 - [EPF/1808/25](#) - 8, Lyndhurst Rise, Chigwell, IG7 5BA

Approval of Details Reserved by Conditions 4 Levels, 5 Obscure glazing 7 EVP, 9 Biodiversity Enhancement Strategy, 11 Contaminated Land, 12 Construction Method Statement and 14 Hard and Soft Landscape of EPF/1129/23 (Demolition of existing dwelling and erection of 2 x 4 bedrooms semidetached dwelling houses).

Chigwell Parish Council:

No Comment

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

PL197/25 - 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)

PL198/25 - [EPF/1718/25](#) - 10 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

Certificate of Lawful Development for proposed single storey rear extension.

Chigwell Parish Council:

No Comment

PL199/25 - [EPF/1747/25](#) - 66, Grange Crescent, Chigwell, IG7 5JF

Certificate of lawful development for a proposed single storey outbuilding.

Chigwell Parish Council:

No Comment

APPEALS

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

PL200/25 - EPF/1096/25 - [AP-13540](#) - 167A, Manor Road, Chigwell, IG7 5QB - APP/J1535/W/25/[3371829](#)

Against a Refusal - Written Representations due by 17th October

The Committee delegated authority to the Clerk to repose in their behalf

PL201/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

None

PL202/25 - DATE OF THE NEXT MEETING

Thursday 9 October at 6.30pm