



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 9 October 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Faiza Rivzi (Vice Chair)
Cllr. Osman Ali	# Cllr Tosin Amuludun
Cllr Lorraine Clarke	

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

PL202/25 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from Cllr Rochelle Hodds and Cllr Debby Rye

PL203/25 - OTHER ABSENCES

Cllr Lisa Skingsley -Morgan

PL204/25 - 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.

PL205/25 - MINUTES

The minutes of the meeting held 25 September 2025 ([Appendix 1](#)) were **AGREED** as an accurate representation of what took place

PL206/25 - PUBLIC PARTICIPATION

One member of the public addressed the council with regards to concerns they had regarding an application at 20 Oak Lodge Ave that had yet to come before council. They expressed concerns regarding loss of light, particularly to solar panels and privacy

#Cllr Rizvi joined the meeting at 6.40pm

To **CONSIDER** the following applications received for the weeks ending 19 and 26 September 2025

PL207/25 - [EPF/1903/25](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED

Non Material Amendment to EPF/1681/19 - Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development - Amendment to development description as set out in the Cover Letter

Chigwell Parish Council:

The Committee considered the Officer Report ([Appendix 2](#)) in relations to applications EPF/1902/25 (Section 73 variation of conditions to remove references to the new school, playing field and related matters attached to EPF/1681/19) and EPF/1903/25 (Section 96A non-material amendment to alter the description of development so it refers only to the 59-dwelling residential scheme). Members noted that the site lies within the Metropolitan Green Belt and that permission EPF/1681/19 was granted on the basis of very special circumstances comprising an enabling residential scheme to deliver a replacement Chigwell Primary Academy, secured by phasing and triggers in the section 106 agreement. The applicant now seeks to decouple the housing from the school and substitute an education contribution in lieu of on-site school delivery.

The Council **STRONGLY OBJECTS** to EPF/1903/25 (Section 96A) and requests that EFDC refuse the application. The proposed change to the operative description from a “new school with associated residential enabling development” to a “residential development comprising 59 dwellings” is, in planning terms, material because it removes the very element that formed the basis of the Green Belt planning balance. Were the description amended, the net effect would be to sever the enabling link and to rely on generalised financial mitigation in place of the site specific public benefit previously weighed in the Green Belt balance. The Parish Planning Committee **NOTED** that the residential scheme was not approved on its own planning merits in the Green Belt and that the playing field and school delivery formed part of the very special circumstances package.

The Parish Council consider that removing the school from the description would strike at the heart of the earlier planning balance in the Green Belt and would plainly be material.

A s.96A procedure is confined to non-material changes and cannot be used to recast the nature of the permission or its justification; the alteration would undermine the decision previously taken that very special circumstances existed only because the residential scheme enabled delivery of a new school and playing field on this Green Belt site. The correct course, if a residential-only scheme is sought, is a fresh full planning application so that the Green Belt balance, affordable housing, Epping Forest SAC mitigation and transport policy matters can be reassessed against the current NPPF and the adopted Local Plan.

The Parish Council therefore requests that both EPF/1903/25 and EPF/1902/25 are refused and that EFDC require any residential-only proposal to be brought forward by way of a new full planning application.

Should EFDC be minded, contrary to this objection, to grant either application, the Parish Council asks that the matter be referred to the the relevant Planning Committee at which the Parish will make representations and that no decision is issued unless and until statutory consultees, particularly on educational matters, have been notified and any section 106 obligations and planning conditions necessary to secure on-site community infrastructure, Epping Forest SAC mitigation, affordable housing in line with current policy, construction management safeguards for the school and robust occupation controls have been transparently reassessed and consulted upon.

PL208/25 - [EPF/1902/25](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED

s73 variation to Condition 1 (Commencement), Condition 2 (Plan Numbers), Condition 4 (Bat Strategy), Condition 16 (Contaminated Land) and Condition 20 (Playing Field) attached to EPF/1681/19 (Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development).

Chigwell Parish Council:

The Committee considered the Officer Report ([Appendix 2](#)) in relations to applications EPF/1902/25 (Section 73 variation of conditions to remove references to the new school, playing field and related matters attached to EPF/1681/19) and EPF/1903/25 (Section 96A non-material amendment to alter the description of development so it refers only to the 59-dwelling residential scheme). Members noted that the site lies within the Metropolitan Green Belt and that permission EPF/1681/19 was granted on the basis of very special circumstances comprising an enabling residential scheme to deliver a replacement Chigwell Primary Academy, secured by phasing and triggers in the section 106 agreement. The applicant now seeks to decouple the housing from the school and substitute an education contribution in lieu of on-site school delivery.

The Council **STRONGLY OBJECTS** to EPF/1902/25 (s.73) and requests that EFDC refuse the application. Varying the plans condition and other conditions to remove the provision by the developer of a new school and playing field would produce a substantively different development from that permitted under EPF/1681/19 and would improperly convert an enabling scheme into a free-standing market housing estate in the Green Belt. s.73 may vary conditions but cannot be used to contradict or rewrite the operative permission or to secure a fundamentally different development. The proposed changes would extinguish the very components that provided the very special circumstances and thus reopen the planning balance on an entirely different basis. With the enabling purpose withdrawn there are no very special circumstances to clearly outweigh the definitional harm to the Green Belt and the additional harm arising from loss of the approved playing field, resulting in conflict with the NPPF Green Belt policies and with the Epping Forest District Local Plan, including Policy SP5 and DM4. An off-site education contribution cannot replicate the site-specific public benefits previously relied upon and would not make a residential-only scheme appropriate development in the Green Belt.

The Parish Council therefore requests that both EPF/1903/25 and EPF/1902/25 are refused and that EFDC require any residential-only proposal to be brought forward by way of a new full planning application. Should EFDC be minded, contrary to this objection, to grant either

application, the Parish Council asks that the matter be referred to the the relevant Planning Committee at which the Parish will make representations and that no decision is issued unless and until statutory consultees, particularly on educational matters, have been notified and any section 106 obligations and planning conditions necessary to secure on-site community infrastructure, Epping Forest SAC mitigation, health provision, affordable housing in line with current policy of 40%, construction management safeguards for the school and robust occupation controls have been transparently reassessed and consulted upon

PL209/25 - [EPF/1798/25](#) - 20, Dacre Gardens, Chigwell, IG7 5HG

Change of use of garage into a living space at ground level, and the erection of a lower ground garage.

Chigwell Parish Council:

The Council **OBJECTS** due to the lack of a basement impact assessment which is contrary to the requirements of Local Plan

PL210/25 - [EPF/1821/25](#) - 138, Trotwood, Chigwell, IG7 5JW

First floor I-shaped wraparound extension and enlargement of existing garage.

Chigwell Parish Council:

The Council **OBJECTS** due to poor design, loss of light, overbearing impact and loss of neighbouring amenity. The proposal is considered to be poor design and unsympathetic to character of the local area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

PL211/25 - [EPF/1842/25](#) - 33, Meadow Way, Chigwell, IG7 6LR

Two storey rear extension, part first storey side extension, conversion of garage into a habitable room, Roof alteration with loft conversion with rear and front dormers and internal remodeling throughout.

Chigwell Parish Council:

The Council **OBJECTS** due to lack of street scene and adverse impact. The proposal is considered to be poor design and unsympathetic to character of the local area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033., impact on the character and openness of the neighbourhood

PL212/25 - [EPF/1867/25](#) - 68, Manor Road, Chigwell, IG7 5PG

Rear lower ground floor and ground floor terrace extension and associated landscaping works.

Chigwell Parish Council:

The Council **OBJECTS** due to the lack of a basement impact assessment which is contrary to the requirements of Local Plan

PL213/25 - [EPF/1881/25](#) - 19, Regency Close, Chigwell, IG7 5NY

Single Storey Rear Extension with Balcony above.

Chigwell Parish Council:

The Council **OBJECTS** due to potential loss of neighbouring amenity due to loss of privacy and overlooking

PL214/25 - [EPF/1884/25](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Rear & side extensions with flat roof to Ground Floor, side & front extensions to first floor, erection of a new porch to the front (north), A new balcony over the porch, Modification of the roof and addition of dormer windows to front (north), side (west) & rear (south), Change of external finishes and modification of windows arrangement, Internal alterations).

Chigwell Parish Council:

No objection

PL215/25 - [EPF/1909/25](#) - Dunton House, Vicarage Lane, Chigwell, IG7 6LQ

Erection of a garden room.

Chigwell Parish Council:

No objection

PL216/25 - [EPF/1919/25](#) - 58, Bracken Drive, Chigwell, IG7 5RD

Erection of a single storey side extension.

Chigwell Parish Council:

No objection

PL217/25 - [EPF/1939/25](#) - 5, Coolgardie Avenue, Chigwell, IG7 5AU

First floor side extension.

Chigwell Parish Council:

The Council **OBJECTS** to the proposed development as, due to its design, siting, and scale, it is considered to be inappropriate to the site and the surrounding area. The proposal is considered to be poor design and unsympathetic to character of the local area; it fails to comply with Policy DM9 of Epping Forest District Local Plan 2011-2033.

PL218/25 - [EPF/1837/25](#) - Highfields, 12 Stradbroke Drive, Chigwell, IG7 5QX

TPO/EPF/01/01 (Ref: T5, T3)

T2: Oak - Reduce southern spread and height by up to 1.5m, as specified. Crown lift the outer low branches to a height of up to 4m from ground, as specified.

T14: Oak - Crown lift up to 2.5m 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

PL219/25 - [EPF/1876/25](#) - 29, Forest Lane, Chigwell, IG7 5AF

TPO/EPF/16/97 (Ref: T14)

T1: Oak – Crown reduce to previous points, 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

PL220/25 - [EPF/1900/25](#) - 4, Glenside, Chigwell, IG7 5RE

TPO/EPF/13/09 (Ref: T2)

T1: Hornbeam - Crown reduce by up to 2m, 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

PL221/25 - [EPF/1931/25](#) - Belcarres, Chapel Lane, Chigwell, IG7 6JJ

TPO/EPF/28/82 (Ref: T15)

T1: London Plane - Crown reduce southern side of canopy overhanging Belcarres to previous pruning points, as specified. Crown reduce eastern side of canopy by up to 2m, 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

PL222/25 - NONE

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

PL223/25 - [EPF/1895/25](#) - 177 High Road Chigwell IG7 6NX

Approval of Details Reserved by Condition 21 'Travel Information Pack' of [EPF/2868/20](#) (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of

commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure). Allowed on Appeal.

Members **NOTED** the officer report [Appendix 8](#) and **RESOLVED** that its response is to submit the comments as a formal complaint to Epping Forest District Council. This complaint covers two points. First the decision was issued during the consultation period. Second the approved details do not meet Condition 21 because they rely on residents applying rather than the developer giving the pack to each dwelling before first occupation and because the deadline could exclude later occupiers. The Committee ask EFDC to review the decision and require a revised Travel Information Pack that is handed directly to every household at or before key handover with no application step and no deadline and to run consultation to its stated end date.

PL224/25 - [EPF/1896/25](#) - 177 High Road Chigwell IG7 6NX

Approval of Details Reserved by Conditions 18 Contaminated Land and 26 Deliveries Management Plan of [EPF/2868/20](#) (Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure). Allowed on Appeal.

Members **NOTED** the officer report [Appendix 9](#) and **RESOLVED** that on the information provided the delivery arrangements are not proven to be safe or workable in Brook Mews and could harm residential amenity. Members ask that planners refuse the details submitted for condition 26 and invite a revised plan that removes pavement overrun models real world parking on the approach routes protects people walking and cycling separates customer parking from loading limits vehicle size to what the streets can truly accommodate and includes clear and enforceable management measures.

Members **RESOLVED** to raise no objection in principle to condition 18 contaminated land but only if the Environmental Health Officer confirms the reports and verification are acceptable.

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

PL225/25 - [EPF/1923/25](#) - 70, Grange Crescent, Chigwell, IG7 5JF

Certificate of Lawful Development for proposed single storey side extension and hip to gable loft conversion with rear dormer and front roof lights.

APPEALS

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

PL226/25 - [AP-13544](#) - 7 Willowmead, Chigwell, IG7 6JR - APP/TRN/J1535/10416

Appeal against Tree Replacement Notice - No written representations

PL227/25 - 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

PL228/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

PL229/25 - DATE OF THE NEXT MEETING

To be confirmed as Thursday 23 October at 6.30pm