



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 27 November 2025
Time: 6:30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	Cllr Faiza Rivzi (Vice Chair)
Cllr Erika Skingsley	Cllr Lisa Skingsley-Morgan
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

PL275/25 - APOLOGIES FOR ABSENCE

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

PL276/25 - OTHER ABSENCES

Cllr.Osman Ali

PL277/25 - DECLARATIONS OF INTEREST

None

PL278/25 - MINUTES

The minutes of the meeting held 13 November 2025 ([Appendix 1](#)) were **AGREED** as an accurate representation of what took place

PL279/25 - PUBLIC PARTICIPATION

Two members of public were in attendance

Members **CONSIDERED** the following applications received for the weeks ending 7 and 14 November 2025

PL280/25 - [EPF/2240/25](#) - 42, Love Lane, Chigwell, IG8 8BB

Variation of Condition 2 Plan numbers of EPF/1731/25 (Hip to gable roof alterations, construction of part single storey part two storey rear extension, and insertion of ground floor side window).

Chigwell Parish Council:

No Objection

PL281/25 - [EPF/2241/25](#) - 6, Daylop Drive, Chigwell, IG7 4QF

Render to front, rear and side elevations and replacement windows throughout, replace garage door with a window, replace side access door with a window.

Chigwell Parish Council:

No Objection but members were disappointed to note the lack of street scene

PL282/25 - [EPF/2243/25](#) - 364, Fencepiece Road, Chigwell, IG7 5DY

Construction of replacement roof and internal refurbishment to a two storey semi-detached dwelling following damage by fire.

Chigwell Parish Council:

No Objection

PL283/25 - [EPF/2290/25](#) - 153, Lambourne Road, Chigwell, IG7 6EJ

Erection of a first-floor side and rear extension, a ground-floor rear extension, and a porch extension, together with the application of composite cladding to the existing rendered surfaces at first-floor level.

Chigwell Parish Council:

No Objection

PL284/25 - [EPF/2310/25](#) - 2, Green Lane, Chigwell, IG7 6LY

Proposed shed with green roof.

A member of the public spoke in opposition

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

PL285/25 - [EPF/2285/25](#) - 32 Chigwell Grange, High Road, Chigwell, IG7 6BF

TPO/EPF/09/12 (Ref: T12)

T1: Oak - Crown reduce by up to 2m, as specified.

T2: Ash - 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

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

PL286/25 - 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

PL287/25 - [EPF/2271/25](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG

Approval of Details Reserved by Conditions 3, Foul and Surface Water, 7 Hard and Soft Landscaping, 8 Materials and 12 Construction Method Statement of EPF/2511/24 (Application for variation of condition 2 'plan no's' under EPF/0028/23 (and subsequent variation EPF/1288/23 allowed on appeal (Demolition of existing dwelling houses and garage building on the sites of No.1 and No. 2 Rest Harrow and erection of two new dwellinghouses)).

Chigwell Parish Council:

No Comment

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)

PL288/25 - [EPF/2301/25](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ

Certificate of Lawful Development for proposed outbuilding.

Chigwell Parish Council:

No Comment

APPEALS

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

PL289/25 - [EPF/0268/25](#) - AP-13571 - King William IV, High Road, Chigwell, IG7 6PJ - APP/J1535/W/25/[3375251](#)

Retrospective application for the retention of timber structure, new external fireplace, increase in area of existing stone flagging, external works including festoon lighting and car park alterations at The King William IV, High Road, Chigwell, IG7 6PJ.

Against a Refusal - written representations due Tuesday 9 December

The matter was delegated to the acting Clerk to draft and submit a response

PL290/25 - [EPF/0754/25](#) - AP-13568 - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE - APP/J1535/W/25/[3375075](#)

Change of use from outbuilding to dwelling.

Against a Refusal - written representations due Friday 12 December

The matter was delegated to the acting Clerk to draft and submit a response

PL291/25 - [EPF/2560/24](#) - AP-13564 - Hillside, Vicarage Lane, Chigwell, IG7 6LZ - APP/J1535/W/25/[3374583](#)

Demolition of existing house including outbuildings and garage to be replaced by a single-family dwelling (incorporating existing outbuildings), together with associated single storey garage with attached annex and landscaping.

Against a Refusal: Written Representations due Monday 1 December

The matter was delegated to the acting Clerk to draft and submit a response

PL292/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

Cllr Skingsley-Morgan has reported the missing no entry sign and Brook Mews to ECC and has asked Cllr Scott to investigate the matter. He will report back to the ward councillors.

The Acting Clerk reported that work at Brook Parade had been suspended as the construction was not as the approved plans.

PL293/25 - DATE OF THE NEXT MEETING

To be confirmed as Thursday 11 December at 6.30pm

The meeting closed at 6.45pm