



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 26 February 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)	#Cllr Faiza Rivzi (Vice Chair)
Cllr Lisa Morgan-Skinsley	Cllr Erika Skingsley
Cllr Debby Rye	

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

Assistant to the Clerk: 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

1. PL238/25 - APOLOGIES FOR ABSENCE

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

2. PL239/25 - OTHER ABSENCES

Cllr. Osman Ali

3. PL240/25 - DECLARATIONS OF INTEREST

None

4. PL241/25 - MINUTES

Members **AGREED** the minutes of the meeting held 12 February 2026 ([Appendix 1](#)) were an accurate record of what took place

5. **PL242/25 - PUBLIC PARTICIPATION**

Members **CONSIDERED** the following applications received for the weeks ending 6 and 13 February 2026

6. **PL243/25 - [EPF/0206/26](#) - 177 High Road Chigwell IG7 6NX**

Variation of Conditions Plan numbers and 19 Parking Arrangements of EPF/2868/20 Allowed on Appeal (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).

Chigwell Parish Council:

No Objection

18.34 - Cllr Faiza Rizvi joined the meeting

7. **PL244/25 - [EPF/0189/26](#) - 5, Daleside Gardens, Chigwell, IG7 6PR**

Front entrance canopy, ground and first floor side extensions, loft conversion with 3 no rear dormers and second floor roof lights.

Chigwell Parish Council:

The Council **OBJECTS** on the grounds the proposed development is considered to represent over-development of the site by reason of its excessive bulk, scale and massing. The proposal appears to expand the dwelling into a substantially larger and more dominant building, including extensive roof enlargement and additional built form, which would give the property an unduly bulky and visually intrusive appearance. The enlarged form of the dwelling, including its roof form and proximity to the boundaries, would result in a cramped and overbearing appearance that is out of keeping with the character, spacing and proportions of surrounding properties.

The Parish Council notes that planning permission was previously granted in 2016 for a materially more limited scheme, including side extensions and a loft conversion with rear dormers, under reference EPF/0869/16. The current application goes significantly further and, in the Parish Council's view, introduces a scale and intensity of development that causes clear design harm.

The Parish Council is also concerned that the submitted plans do not adequately demonstrate that the proposal would sit comfortably within the street scene. As such, the proposal is considered contrary to the design objectives of the Epping Forest District Local Plan, in particular policies relating to high quality design and residential character, and to the National Planning Policy Framework requirement that development should be sympathetic to local character and contribute positively to the quality of an area

8. **PL245/25 - [EPF/0194/26](#) - 25, Shirbern House, Forest Lane, Chigwell, IG7 5AF**

Proposed single storey rear addition.

Chigwell Parish Council:

No objection

9. PL246/25 - [EPF/0232/26](#) - 65, Tomswood Road, Chigwell, IG7 5QR

TPO/EPF/21/09 (Ref: T35, T36, T40)

T1, T2: Oak - Crown reduce by up to 2.5m, as specified.

T3: Oak - Pollard to previous points, as specified

Chigwell Parish Council:

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

10. PL247/25 - [EPF/0278/26](#) - 29, Retreat Way, Chigwell, IG7 6EL

TPO/EPF/18/88 (Ref: A4)

T1: Oak - Reduce lateral and sub-lateral branches away from property by up to 1.5m, as specified. Crown reduce height by up to 1.5m, as specified.

T2: Ash - Reduce lateral and sub-lateral growth of stem growing towards property by up to 3m, as specified. Reduce low limb extending over footpath by up to 3m, as specified.

Chigwell Parish Council:

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, 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

11. PL248/25 - [EPF/0205/26](#) - 177, High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Condition 7 Water Efficiency of EPF/2868/20 Allowed on Appeal (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).

Chigwell Parish Council:

No Comment

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

12. PL249/25 - 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)

13. PL250/25 - [EPF/0209/26](#) - 10, Manor Road, Chigwell, IG7 5PD

Chigwell Parish Council:

No comment

APPEALS

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

14. PL251/25 - [EPF/2167/25](#) - AP-13605 - 48, Chigwell Rise, Chigwell, IG7 6AG

Erection of rear, and front first floor extensions, and new roof and rooms in the loft with front and rear dormers and rooflight windows.

Against a Refusal - deferred to the clerk to respond

15. PL251/25 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

16. PL252/25 - DATE OF THE NEXT MEETING

To be confirmed as Thursday 12 March at 6.30pm

Meeting closed at 18.40