



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 30 April 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

Cllr. Elliot Costa (Chair)	Cllr Faiza Rizvi (Vice Chair)
Cllr Tosin Amuludun	Cllr Celina Jefcoate
Cllr Lisa Morgan-Skingsley #	Cllr Erika Skingsley
Cllr Debby Rye #	

for part of the meeting

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

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. **PL340/25 - APOLOGIES FOR ABSENCE**

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

2. **PL341/25 - OTHER ABSENCES**

Cllr. Osman Ali

3. **PL342/25 - DECLARATIONS OF INTEREST**

Cllr Jefcoate declared a personal non prejudicial interest in item 6 (Land And Garages On The North Side Of Shrublands Close) and item 9 (12, Barnaby Way, Chigwell, IG7 6NZ) on the grounds she knows the architect and that she would remain in the meeting.

4. **PL343/25 - MINUTES**

To receive and confirm the minutes of the meeting held 16 April 2026 ([Appendix 1](#)) as an accurate representation of what took place

5. PL344/25 - PUBLIC PARTICIPATION

None

To **CONSIDER** the following applications received for the weeks ending 10 and 17 April 2026

#6.31 pm - Cllr Morgan Skingsley joined the meeting

6. PL345/25 - [EPF/0673/26](#) - Land And Garages On The North Side Of, Shrublands Close, Chigwell, IG7 5EA

Demolition of existing garage structures and the construction of 6 new residential dwellings, together with associated landscaping, vehicular and cycle parking, private amenity spaces, refuse/recycling facilities, and all other associated site works.

To Note: Officer Report to Committee - [Appendix 2](#)

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** on the basis it considers that the proposal represents a cramped and unsatisfactory form of backland development on a constrained site. The existing garage court would be replaced by six new dwellings in a tight rear layout which, in the Council's view, would not relate well to the established pattern, grain and character of Shrublands Close and The Shrubberies. The applicant's own documents acknowledge that earlier schemes for greater numbers of units were considered inappropriate in scale and form, and although the present scheme has been reduced, the Council is not persuaded that the site can comfortably accommodate six dwellings without harm. The resulting development would appear contrived and out of keeping with the prevailing suburban character of the area, contrary to Policies DM9 and DM10.

The Parish Council also objects on parking grounds. The applicant's own transport evidence identifies a requirement for eight parking spaces in total for six two-bedroom dwellings in a high-connectivity location once visitor parking is included, yet only six on-site spaces are proposed and no visitor parking is provided. The Council is not persuaded that this shortfall is made acceptable by the location of the site and considers that the likely result would be overspill parking and additional pressure within Shrublands Close and nearby roads. The Council therefore considers the proposal contrary to Policy T1 and the Essex Parking Guidance.

The Parish Council further objects because the proposal appears to provide a compromised standard of amenity for future occupiers, again reflecting the physical constraints of the site. The submitted papers accept that the gardens are around 40 square metres, below the 50 square metre benchmark referred to in the Essex Design Guide for a two-bedroom dwelling, and that one relationship reduces to about 19 metres. The Council also notes that the refuse arrangements would rely on private collection because the site is beyond the normal collection distance from the

public highway. Taken together, these matters reinforce the view that the layout is too constrained and would not provide the quality of living environment expected under Policy DM10.

The Parish Council is also concerned that the application should not be viewed in isolation from the related redevelopment at 247 Fencepiece Road. The applicant's own material indicates that the two schemes are intended to work together visually and that the cumulative intensity of redevelopment in this enclosed residential area adds further weight to concerns about overdevelopment, parking pressure and overall character.

Finally, the Parish Council objects because the application has not yet provided sufficient information to allow the Local Planning Authority to lawfully complete the Habitats Regulations Assessment in relation to the Epping Forest SAC atmospheric pollution pathway. The Council notes the advice of the Authority's HRA consultant that the submitted material is not sufficiently robust, including inconsistencies as to the number of garages on site, unclear assumptions regarding existing garage use, and the absence of proper AADT traffic and distribution data. In those circumstances, the Council considers that the SAC effects of the proposal have not yet been adequately assessed and that planning permission should not be granted unless and until that position has been properly resolved.

If officers are minded to recommend approved the Council request that any approval is subject to the following, with the pre-commencement conditions clearly identified.

Pre-commencement conditions

Before any development starts, a full surface water drainage scheme and foul drainage scheme should be submitted and approved, including any required surveys, infiltration testing, connection details and future maintenance arrangements.

Before any development starts, a contaminated land investigation and risk assessment should be submitted and approved, together with details of any remediation required. This should include provision for unexpected contamination and an asbestos survey before demolition.

Before any development starts, a construction management plan should be submitted covering construction traffic, parking of contractors, deliveries, dust, noise, hours of work and protection of neighbours.

Before any development starts, a construction ecological management plan and any required ecological mitigation measures should be approved.

Before any above-ground works start, full details of landscaping, boundary treatment, hard surfacing and screen planting should be submitted and approved.

Before any above-ground works start, a detailed noise, ventilation and overheating scheme should be submitted and approved, including the final acoustic specification for glazing and vents, and confirmation that the dwellings can achieve acceptable internal conditions.

Conditions before occupation

Before first occupation, the approved parking, turning and cycle storage should be provided and retained thereafter.

Before first occupation, a refuse and recycling management plan should be approved and in operation, including storage and collection arrangements.

Before first occupation, all approved noise mitigation should be installed and a verification report submitted if required by the LPA

Before first occupation, all approved ecological mitigation and landscaping should be carried out in accordance with the approved details.

No permission should be issued until the LPA is satisfied on the Habitats Regulations Assessment and any required legal agreement and mitigation payments for the Epping Forest SAC have been secured.

6.32 pm - Cllr Rye joined the meeting

7. PL345/25 - [EPF/0663/26](#) - 25, Forest Cottage, Lambourne Road, Chigwell, IG7 6HA

Single storey rear extension.

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

8. PL346/25 - [EPF/0664/26](#) - 32, Clayside, Chigwell, IG7 5LN

Erection of two storey side extension and alterations to roof including installation of solar panels.

Chigwell Parish Council

The Council **OBJECTS** to the scheme on the basis it does not consider the overall composition to represent good design. The additional two-storey bulk, forward projection and altered roof form would appear visually awkward and insufficiently subordinate to the host dwelling, particularly in views from the street.

The Parish Council considers that the proposal would harm the character and appearance of the area. Clayside is an established residential street where the spacing, roof forms and relationship of side elements to the main dwellings contribute to the local character. The proposed development would introduce an unduly prominent side addition and roof alteration which would erode the visual balance of the existing dwelling and risk setting an undesirable precedent for similar incremental enlargement. The Parish Council therefore objects on the grounds that the proposal would not achieve high quality design and would have an adverse impact on the character of the area.

9. PL347/25 - [EPF/0685/26](#) - 12, Barnaby Way, Chigwell, IG7 6NZ

Partial demolition of existing dwellinghouse. Construction of extensions at side and rear, continuing the established roof form.

To Note: Officer Report to Committee - [Appendix 5](#)

Chigwell Parish Council:

No Objection

10. PL348/25 - [EPF/0689/26](#) - 72A, Hainault Road, Chigwell, IG7 5DH

Off street parking vehicle crossing and dropped curb.

Chigwell Parish Council:

The Parish raised concerns regarding road safety but the Highways comment on the EFDC planning portal was in a format that it could not be read. 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

11. PL349/25 - [EPF/0755/26](#) - The Rodings, Roding Lane, Chigwell, IG7 6BE

Single storey side and rear extension.

To Note: Green Belt, Officer Report - [Appendix 8](#))

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

Officer's report

12. PL350/25 - [EPF/0739/26](#) - 242, Aspen Mews, Lambourne Road, Chigwell, IG7 6FA

TPO/EPF/20/04

T19: London Plane - 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

13. PL351/25 - [EPF/0743/26](#) - 9 New Forest Lane, Chigwell, IG7 5QN

TPO/EPF/14/95

T1: Hornbeam - Crown reduce by up to 1.5m below previous pruning points to suitable growing point, as specified. Crown thin by up to 25%, 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, 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

14. PL352/25 - [EPF/0727/26](#) - Land Adjoining 33, Maypole Drive, Chigwell, IG7 6DE

Approval of Details Reserved by Conditions 4 Hard and Soft Landscaping, 5 Water Calculations 6, Surface Water Drainage and 7 Parking Spaces of EPF/0754/25 Allowed on Appeal (Change of use from the existing outbuilding to C3 Dwelling House).

To note: Officer report ([Appendix 10](#))

Chigwell Parish Council:

The Council notes that the discharge submission appears sufficient in relation to the water efficiency and parking conditions, but is not satisfied that the landscaping and surface water drainage conditions have been fully or properly discharged. In particular, the landscaping submission does not appear to include a complete planting schedule as required by the appeal condition, and the drainage statement is not a fully detailed drainage scheme and contains internal inconsistencies.

The Council therefore asks that, if not already lawfully approved, only the water efficiency and parking details should be discharged at this stage, with revised submissions requested in respect of landscaping and drainage. If approval has already been issued, the Council asks the planning authority to record its concern that not all of the condition requirements appear to have been fully met on the documents submitted.

15. PL353/25 - [EPF/0757/26](#) - 30, Verviers, Tomswood Road, Chigwell, IG7 5QS

Approval of Details Reserved by Condition 11 Construction Method Statement of EPF/0446/25 (Demolition of existing single storey garden room. Erection of new garden room with basement and outdoor LED screen).

Chigwell Parish Council:

No comment

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

16. PL354/25 - 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)

17. PL355/25 - [EPF/0726/26](#) - 10, Manor Road, Chigwell, IG7 5PD

Certificate of Lawful Development for two proposed dormers.

Chigwell Parish Council:

No comment

APPEALS

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

18. PL356/25 - NONE

19. PL357/25 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

20. PL358/25 - DATE OF THE NEXT MEETING

Confirmed as Thursday 14 May at 6.30pm