



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 14 May 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 Lorraine Clarke
Cllr Celina Jefcoate	Cllr Erika Skingsley
Cllr Debby Rye	

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. **PL240/25 - APOLOGIES FOR ABSENCE**

Cllr Rochelle Hodds, Cllr Lisa Morgan-Skingsley

2. **PL241/25 - OTHER ABSENCES**

Cllr. Osman Ali

3. **PL242/25 - DECLARATIONS OF INTEREST**

Cllr Skingsley declared a personal non-prejudicial interest in item 10 on the grounds she lives in the same road and that she would remain in the meeting.

Cllr Lorraine Clarke and Cllr Faiza Rizvi joined the meeting at 6.32pm

4. **PL243/25 - MINUTES**

Members **AGREED** and the minutes of the meeting held 30 April 2026 ([Appendix 1](#)) were **SIGNED** by the Chair as an accurate representation of what took place

5. PL244/25 - PUBLIC PARTICIPATION

None

The Committee **CONSIDERED** the following applications received for the weeks ending 24 April and 1 May 2026

6. PL245/25 - [EPF/0594/26](#) - 9, Lee Grove, Chigwell, IG7 6AD

Rear Dormer Extension with Juliette balconies to match the existing, and a small Front Elevation change to align with the front elevation facade line

Chigwell Parish Council:

The Council **OBJECTS** to this application. The proposed rear dormer would be excessive in scale, bulk and massing and would not appear as a subordinate roof addition. By extending across a substantial proportion of the rear roof slope, the development would create a dominant and intrusive roof form which would materially alter the character and proportions of the host dwelling. The proposal would result in an overly bulky, top-heavy appearance, disrupting the existing roofline and causing harm to the character and appearance of the property and the surrounding area.

The Council is also concerned that the extent of rear glazing and the proposed Juliet balconies would increase actual and perceived overlooking towards neighbouring gardens and rear-facing windows, to the detriment of residential amenity and privacy. The scheme therefore represents an over-intensive form of roof enlargement which fails to respond sensitively to the existing dwelling and its setting. The Parish Council considers the proposal contrary to the aims of high-quality design and protection of neighbouring amenity under Policy DM9 of the Epping Forest District Local Plan 2011–2033 and requests that the application be refused

7. PL246/25 - [EPF/0783/26](#) - 29, Chigwell Rise, Chigwell, IG7 6AQ

Part single and part double storey rear and front extension, single storey side extension and loft conversion including raising roof ridge.

Chigwell Parish Council:

The Council **OBJECTS** to this application. The proposed development would result in an unduly bulky and visually dominant form of development, particularly through the substantial remodelling and enlargement of the roof and front elevation. The altered roof form, prominent gables, extensive glazing and additional roof-level accommodation would materially change the character and proportions of the existing dwelling and would fail to appear as a subordinate or sympathetic addition. In the Parish Council's view, the proposal would create a top-heavy and over-engineered appearance which would sit uncomfortably within the existing street scene and cause harm to the character and appearance of Chigwell Rise.

The Council is also concerned that the introduction of rooflights and other roof-level features would add further visual clutter to the roofscape, compounding the harmful effect of the enlarged roof form. Taken cumulatively, the proposal represents an over-intensive redevelopment of the property rather than a sensitive householder extension. The Parish Council therefore considers that the application should be refused on grounds of excessive scale, bulk, massing and poor design, resulting in harm to the host dwelling and surrounding street scene

8. PL247/25 - [EPF/0791/26](#) - 62, Grange Crescent, Chigwell, IG7 5JF

Single storey front and two storey rear extension.

Chigwell Parish Council :

No Objection

#Cllr Tosin Amuludun joined the meeting at 6.46pm

9. PL248/25 - [EPF/0824/26](#) - 14, Courtland Drive, Chigwell, IG7 6PN

Loft conversion with gable end and dormer roof.

Chigwell Parish Council:

No Objection. The Council ask that any approval is subject to conditions requiring retention of obscure glazing to the west-facing rooflights with no opening below 1.7 metres above internal floor level, no additional west-facing windows, rooflights or other openings without the prior written approval of the Local Planning Authority and a restriction on construction working hours so that demolition or construction works, plant operation and deliveries shall take place only between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays, and not at any time on Sundays, Bank Holidays or Public Holidays, in order to protect the residential amenities of neighbouring occupiers.

10. PL249/25 - [EPF/0836/26](#) - 20, Oak Lodge Avenue, Chigwell, IG7 5HZ

Proposed ground floor rear extension, part first floor rear and double storey side extension. Alteration to roof and front bay windows.

Chigwell Parish Council:

The Council **OBJECTS** to this application. It considers, although the revisions and arboricultural information are acknowledged, the proposal has not sufficiently overcome the reasons for refusal of EPF/1958/25. The retained crown roof and enlarged upper-floor form would remain bulky and unsympathetic to the original dwelling and street scene, and would continue to risk an overbearing impact on No.22 Oak Lodge Avenue due to the site's higher ground level. The proposal is therefore considered contrary to Policy DM9.

11. PL250/25 - [EPF/0818/26](#) - 9, Ely Place, Chigwell, IG8 8AG

TPO/EPF/09/11 (Ref: T45)

T1: Hornbeam - Crown reduce the height and spread to previous points, as specified.

The Council **OBJECTS** to any works which may result in inappropriate treatment of a protected tree. The Council notes that this application relates to a single protected hornbeam and proposes crown reduction of height and spread by up to 2 metres, no further than previous pruning points. Provided the District Council's Tree Officer is satisfied that the works are arboriculturally appropriate, limited to the previous pruning points, and would not harm the health, form or amenity value of the tree, the Council is willing to waive this objection.

12. PL251/25 - [EPF/0833/26](#) - The Bowls, Chigwell, IG7 6ND

TPO/EPF/14/08

T26-T31: 6 x Lime - Reduce crown height and spread by up to 2m and shape, as specified.

T48-T52: 5 x Lime - Reduce crown height and spread by up to 2m and shape, as specified.

T45: Oak - Reduce crown height and spread by up to 2.5m and shape, as specified.

Chigwell Parish Council:

The Council **OBJECTS** to any works which may result in inappropriate treatment of protected trees. While the Council notes that the application proposes crown reduction and shaping rather than felling, the trees are protected by TPO/EPF/14/08 and include a substantial number of limes forming part of the estate's tree character, together with an oak tree proposed for reduction. The Council therefore **OBJECTS** unless and until the District Council's Tree Officer is satisfied that the proposed reductions are arboriculturally appropriate, limited to the works specified, and will not harm the health, form or amenity value of the protected trees. If all relevant Officers deem the application acceptable, whether with amendments or conditions, the Council is willing to waive this objection.

13. PL252/25 - [EPF/0839/26](#) - Hanbridge House (Hainault Hall), 173 Lambourne Road, Chigwell, IG7 6JU

TPO/EPF/22/88 (Ref: G3)

T1: 3 x Ash Trees - Crown reduce to previous points, as specified.

Chigwell Parish Council:

The Council **OBJECTS** to the application as submitted. The Council considers that the proposed works are insufficiently clear and may be excessive, particularly given the reference to pollarding three ash trees to approximately 1.8–2.2 metres. The Council requests a site inspection by the District Council's Tree Officer to confirm whether previous pollard points exist, whether works of this scale are arboriculturally justified, and whether the visual amenity and setting of the listed property would be preserved. Should the District Council be minded to grant consent, the Parish Council requests that any approval be tightly conditioned so that works are limited only to the three identified ash trees, no cutting takes place below agreed previous pollard points, no felling or stem removal is permitted, the works are undertaken by a suitably qualified contractor in accordance with BS 3998 and full regard is had to nesting birds and wildlife legislation. In the absence of such clarification and control, the application should be refused

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. PL253/25 - NONE

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

15. PL254/25 - [EPF/0779/26](#) - 11, Willowmead, Chigwell, IG7 6JR

Single storey rear extension with flat roof no higher than 4m and extending between 3 and 6m from the original rear elevation

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)

16. PL255/25 - NONE

APPEALS

Members considered and **AGREED** the Council's response/further action

17. PL256/25 - [EPF/2547/25](#) - AP-13652 - Roseland Cottage, Gravel Lane, Chigwell, IG7 6DQ

The addition of area of agricultural land as amenity area associated to Roseland Cottage with the creation of a small utility building to cater for the machinery used to care for the land.

Written Representations due by: 28 May 2026

Members **CONSIDERED** the Officer Report ([Appendix 9](#)) and **AGREED** the recommendation therein, namely that:

Chigwell Parish Council delegated authority to officers to submit representations to the Planning Inspectorate by 28 May supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

18. PL257/25 - DECISIONS - APRIL

The Council **NOTED** the decisions made in April ([Appendix 10](#))

19. PL258/25 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

None

20. PL259/25 - DATE OF THE NEXT MEETING

Thursday 28 May at 6.30pm