



## MINUTES OF THE PLANNING COMMITTEE

**Date:** Thursday 11 June 2026  
**Time:** 6.30pm  
**Location:** Parish Offices, Hainault Road, Chigwell, IG7 6QZ

### Members present:

Cllr Celina Jefcoate (Vice Chair)	Cllr. Osman Ali
#Cllr Tosin Amuludun	Cllr Lorraine Clarke
Cllr Lisa Morgan-Skingsley	Cllr Erika Skingsley
#Cllr Faiza Rizvi	#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. PL001/26 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from: Cllr. Elliot Costa, Cllr Rochelle Hodds

### 2. PL002/26 - OTHER ABSENCES

None.

### 3. PL003/26 - DECLARATIONS OF INTEREST

Cllr Jefcoate declared an interest in item 14 (2, Green Lane, Chigwell, IG7 6LY), item 22 (Hillside, Vicarage Lane, Chigwell, IG7 6LZ) and item 23 Hillside, Vicarage Lane, Chigwell, IG7 6LZ) on the grounds she lives nearby. Cllr Jefcoate declared further interest in item 14 (2, Green Lane, Chigwell, IG7 6LY) in that she knew both speakers. She considered the matter would not affect her judgement and remained in the meeting.

# Cllr Debby Rye and Cllr Tosin Amuludun joined the meeting at 6.35pm

# Cllr Faiza Rizvi joined the meeting at 6.54pm

#### 4. **PL004/26 - MINUTES**

Members **AGREED** the minutes of the meeting held 14 May 2026 ([Appendix 1](#)) were **SIGNED** by the Vice Chair as an accurate representation of what took place.

#### 5. **PL005/26 - PUBLIC PARTICIPATION**

Three members of the public were present. Members **NOTED** representations made by two members of the public with regard to Planning Applications due to be considered by the Parish Council.

Members **CONSIDERED** the following applications received for the weeks ending 8, 15, 22 and 28 May 2026

The Chair proposed and it was **AGREED** that the order of the agenda be varied to allow items where there were speakers to be considered first.

#### 6. **PL006/26 - [EPF/0862/26](#) - 18, Chigwell Rise, Chigwell, IG7 6AB**

Formation of lower level in void to create a games room and part single storey side infill extension.

Chigwell Parish Council:

No objection

#### 7. **PL007/26 - [EPF/0922/26](#) - Land East Of 19, Orchard Way, Chigwell, IG7 6EE**

Variation of Condition 2 Plan numbers of EPF/0463/20 Allowed on Appeal (Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, amenity space and landscaping).

Members **NOTED** the Officer Report ([Appendix 3](#))

Chigwell Parish Council:

No objection provided the Local Planning Authority is satisfied that the revised balcony/window design does not cause overlooking or visual harm and that the appeal conditions remain in force.

#### 8. **PL008/26 - [EPF/0925/26](#) - Land East Of 19, Orchard Way, Chigwell, IG7 6EE**

Proposed single storey rear extension.

Members NOTED the Officer Report ([Appendix 3](#))

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.

The Parish Council also asks EFDC confirm that the proposal would not increase the number of bedrooms and that the remaining garden space is not in Green Belt and is acceptable when considered together with the balcony alteration under EPF/0922/26.

**9. PL009/26 - [EPF/0706/26](#) - 78, Bracken Drive, Chigwell, IG7 5RD**

New detached single family dwelling to replace existing bungalow (Retrospective).

Members NOTED the Officer Report ([Appendix 5](#))

Chigwell Parish Council

Members OBJECT to application EPF/0706/26 at 78 Bracken Drive, Chigwell.

The Parish Council remains concerned that the replacement dwelling was carried out without compliance with the original tree protection and landscaping conditions attached to permission EPF/2132/19. These conditions were important safeguards for protected trees, green infrastructure and the landscaped character of Bracken Drive.

If Epping Forest District Council is minded to approve the application, the Parish Council requests that any permission is subject to conditions requiring independent arboricultural monitoring of the retained trees, implementation of any further tree or soil remediation required by the Council's tree officer, full implementation and five-year maintenance/replacement of the approved landscaping, biodiversity enhancement measures and wildlife-sensitive external lighting controls.

Reason: To protect TPO trees, green infrastructure, biodiversity and the character and appearance of the area.

**10. PL010/26 - [EPF/0929/26](#) - Land at Pudding Lane/Gravel Lane, Chigwell, Essex, IG7 6BZ**

Retrospective Planning Application for two outbuildings as built in temporary yard. (Temporary Planning Permission for 18 months).

Members NOTED the Officer Report ([Appendix 10](#))

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to application EPF/0929/26 at Land at Pudding Lane / Gravel Lane, Chigwell on the basis it considers that the proposal represents inappropriate development in the Green Belt. The two outbuildings form part of a wider storage compound with hardstanding, fencing, containers, a cabin and other structures. This harms the openness and rural character of the Green Belt.

The Parish Council is not satisfied that very special circumstances have been demonstrated. The application does not adequately explain the infrastructure projects said to require the buildings, why this Green Belt site is necessary, why no alternative site is available, or why an 18-month permission is justified.

The Parish Council is also concerned that approval would further consolidate a commercial storage yard in the Green Belt. Insufficient information has been provided on removal and restoration, drainage, biodiversity, lighting and future control of the site.

**Reason:**

The proposal would harm the openness and rural character of the Green Belt and no clear very special circumstances have been demonstrated.

If Epping Forest District Council is minded to approve the application, the Parish Council requests strict conditions requiring the removal of the two outbuildings after 18 months, full restoration of the land, no further buildings or containers, no expansion of the yard use, no external lighting unless agreed, and suitable drainage, landscape and biodiversity safeguards.

**11. PL011/26 - [EPF/0910/26](#) - 21, Chigwell Park Drive, Chigwell, IG7 5BD**

Demolition of garage, two storey rear and side extension, single storey rear extension, loft conversion with rear dormer and roof windows to front.

Chigwell Parish Council:

No objection

**12. PL012/26 - [EPF/0917/26](#) - 7, Grovewood Place, Chigwell, IG8 8PX**

Single storey ground floor rear extension including conversion of garage into a habitable room.

Chigwell Parish Council:

No objection

**13. PL013/26 - [EPF/0935/26](#) - 6, Parklands, Chigwell, IG7 6LW**

Two storey side extensions, single storey rear extension, internal and external alterations.

Chigwell Parish Council:

No objection

**14. PL014/26 - [EPF/0942/26](#) - 2, Green Lane, Chigwell, IG7 6LY**

Shed with green roof (Revised application to EPF/1338/24).

Members **NOTED** the Officer report ([Appendix 11](#))

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.

**15. PL015/26 - [EPF/0979/26](#) - 68, Manor Road, Chigwell, IG7 5PG**

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

Chigwell Parish Council:

No objection

**16. PL016/26 - [EPF/1012/26](#) - Grange Farm Camping And Sports Centre, High Road, Chigwell, IG7 6DP**

Construction of multi-purpose community hall to be used principally as replacement premises by 1st Chigwell and Chigwell Row Scout Group, Essex Wildlife Trust, Voluntary Action Epping Forest and Colebrook Royals FC, ancillary storage, extension of existing toilets by building a new wc cubicle and a Changing Places wc cubicle and associated access, parking, drainage, landscaping and biodiversity enhancement.

Members **NOTED** the Officer Report [Appendix 14](#)

Chigwell Parish Council:

Members **OBJECT** on the basis the proposal would result in substantial additional built development in the Metropolitan Green Belt. The proposed hall, storage areas, hardstanding and associated activity would harm Green Belt openness and the character of this part of Grange Farm.

The Parish Council is not satisfied that the application demonstrates that the development is appropriate in the Green Belt, or that very special circumstances exist to clearly outweigh Green Belt harm and other planning harm. The submitted information does not adequately demonstrate that the building is the minimum necessary, or that smaller, less harmful or non-Green Belt alternatives have been fully explored.

The Parish Council is also concerned that the proposal would intensify activity close to homes at Chigwell Grange, causing potential noise and disturbance from evening use, vehicles, voices, lighting and general activity.

The Parish Council further considers that the proposal would be heavily dependent on private car travel and could increase traffic movements on Grange Farm Lane, particularly at drop-off and pick-up times.

The Parish Council also notes the National Gas high-risk zone issue and considers that planning permission should not be granted unless this matter is fully resolved.

For these reasons, Chigwell Parish Council objects to the application and requests that planning permission be refused.

**17. PL017/26 - [EPF/0838/26](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD**

Loft conversion with rear dormer.

Chigwell Parish Council:

Members OBJECT on the basis they consider the proposed loft conversion with rear dormer would result in a poorly designed and visually intrusive roof alteration. By reason of its scale, form and roofline, the dormer would appear overbearing and out of keeping with the host dwelling and the established character of Chigwell Park Drive.

The Parish Council is concerned that the proposal would create an excessive and dominant addition to the roof slope, resulting in an unbalanced appearance and unacceptable visual harm when viewed from neighbouring properties and the surrounding area.

The Parish Council considers that the proposed development would fail to respect the scale, proportions and architectural integrity of the existing dwelling. The resultant roof form would be bulky and unsympathetic, contrary to good design principles and harmful to the character and appearance of the area.

For these reasons, Chigwell Parish Council objects to the application and requests that planning permission be refused.

**18. PL018/26 - [EPF/1026/26](#) - 104, Lambourne Road, Chigwell, IG7 6EJ**

Proposed ground and first floor rear extension.

Chigwell Parish Council:

No objection

**19. PL019/26 - [EPF/0943/26](#) - 33, Bracken Drive, Chigwell, IG7 5RG**

TPO/EPF/17/09

T22 & T23: Oak - Prune back overhanging branches by up to 1.5m, 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

Members **NOTED** the following Approval of Details Reserved by A Condition.

**20. PL020/26 - [EPF/0957/26](#) - Verviers, 30 Tomswood Road, Chigwell, IG7 5QS**

Approval of Details Reserved by Condition 6: Arboricultural 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

**21. PL021/26 - [EPF/1003/26](#) - Rest Harrow, Millers Lane, Chigwell, IG7 6DG**

Approval of Details reserved by Condition 4 Contaminated Land 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

**22. PL022/26 - [EPF/1043/26](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ**

Approval of Details Reserved by Conditions 12 Bat Licence, 12 Lighting and 14 Location of bat boxes of EPF/2560/24 Allowed on Appeal (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).

Chigwell Parish Council:

No comment

**23. PL023/26 - [EPF/1044/26](#) - Hillside, Vicarage Lane, Chigwell, IG7 6LZ**

Approval of Details Reserved by Condition 6 Arboricultural Method Statement of EPF/2560/24 Allowed on Appeal (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).

Chigwell Parish Council:

No comment

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

**24. PL024/26 - NONE**

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

**25. PL025/26 - NONE**

**APPEALS**

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

**26. PL026/26 - [EPF/0225/26](#) - AP-13661 - Land adjacent to Jessica Chase Lane Chigwell Essex IG7 6JW**

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust. (Revised application to EPF/0350/25).

Written Representations due by: 17 June

Members **AGREED** to delegate authority to officers to submit representations to the Planning Inspectorate by 17 June supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

**27. PL027/26 - [EPF/0350/25](#) - AP-13660 - Land adjacent to Jessica Chase Lane Chigwell Essex IG7 6JW**

Partial demolition and extension of existing stable structure to provide facilities more suitable for non-profit organisation, Chigwell Trust.

Written Representations due by: 17 June

Members **AGREED** to delegate authority to officers to submit representations to the Planning Inspectorate by 17 June supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

**28. PL028/26 - [EPF/2554/24](#) - AP-13665 - 15, Stradbroke Drive, Chigwell, IG7 5QU**

Conversion of structure into a residential dwelling.

Written Representations due by: 26 June

Members **AGREED** to delegate authority to officers to submit representations to the Planning Inspectorate by 26 June supporting the Local Planning Authority's decision and requesting that the appeal is dismissed.

**ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING**

**29. PL029/26 - NONE**

**30. PL030/26 - DATE OF THE NEXT MEETING**

Thursday 25 June at 6.30pm