



MINUTES OF CHIGWELL PARISH COUNCIL PLANNING COMMITTEE

Date: Thursday 25 June 2026

Time: 6.30pm

Location: Parish Offices, Hainault Road, Chigwell, IG7 6QZ

Members present:

Cllr. E. Costa (Chair)
Cllr. O. Ali
Cllr. L. Morgan-Skinsley
Cllr. D. Rye

Officers' present:

Jason Selvarajah MSc (Clerk and Proper Officer)

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. PL31/26 - APOLOGIES FOR ABSENCE

Apologies were **RECEIVED** and **ACCEPTED** from Cllr C. Jefcoate, Cllr T. Amuludun, Cllr F. Rizvi, Cllr L. Clarke, Cllr E. Skingsley and Cllr R. Hodds.

2. PL32/26 - OTHER ABSENCES

None.

3. PL33/26 - DECLARATIONS OF INTEREST

None.

4. PL34/26 - MINUTES

Members **CONFIRMED** the minutes of the meeting held on 11 June 2026 ([Appendix 1](#)) as an accurate representation of what took place and these were signed by the Chair.

5. PL35/26 - PUBLIC PARTICIPATION

There was one member of public in attendance for item 12.

Members **CONSIDERED** the following applications received for the weeks ending 5 and 12 June 2026

Application for deed of variation of planning obligations

6. PL31/26 - [EPF/1100/26/DOV](#) - Chigwell Primary Academy, Mandir Lane, Chigwell, IG7 6ED

Deed of Variation to s106 Legal Agreement attached to EPF/1681/19 (Construction of new Chigwell Primary Academy school, followed by demolition of existing buildings and creation of new playing field and playground, together with residential development comprising 59 number dwellings, together with car parking, garden spaces, vehicular access from High Road (A113), external landscaping and associated development).

To Note: Green Belt, Officer Report ([APPENDIX 2](#))

Chigwell Parish Council:

The Council **STRONGLY OBJECTS** to application EPF/1100/26/DOV and requests that Epping Forest District Council refuses the proposed Deed of Variation.

The Parish Council considers that the existing section 106 obligations attached to EPF/1681/19 continue to serve a useful planning purpose. They secure the delivery of the new Chigwell Primary Academy school, associated demolition, playing field/playground works, phasing and occupation controls. These obligations were central to the original permission and to the planning balance for enabling residential development in the Green Belt.

The applicant's own legal note accepts that the current obligation serves a useful purpose. It identifies the current obligation as the building of a new primary school in conjunction with REAch2 Academy Trust, states that its purpose is to improve educational infrastructure and provision in the vicinity of the site, and accepts that this is a useful purpose. The statutory issue is therefore whether the proposed modification would serve that useful purpose equally well.

The Parish Council does not consider that the proposed £2 million education contribution would serve that useful purpose equally well. The current obligation secures a specific replacement primary school and associated works at Chigwell. A financial contribution towards education infrastructure is not equivalent to the direct, enforceable delivery of the approved school and related works.

The Parish Council is also concerned that the applicant's legal note refers to the proposed contribution being capable of use for education infrastructure across Essex. That is not the same as securing the approved school at Chigwell or education provision in the immediate locality of the development.

The Parish Council is further concerned that the proposed Deed of Variation would remove the key provisions of the section 106 agreement which secure the new school, including school-related definitions, clauses, schedules and plans. This would materially weaken the link between the residential development and the public benefits relied upon when EPF/1681/19 was granted.

The Parish Council notes the previous approval of EPF/0047/24/DOV. That decision related to the rescheduling of payment trigger points and was approved "as per option 1". It did not remove the school delivery obligation. The supporting material for that variation confirmed that school construction was to be concurrent with early residential construction and that the section 106 stages were linked to residential trigger clauses. EPF/0047/24/DOV therefore supports, rather than weakens, the Parish Council's position that the school obligation remains central to the approved scheme.

The Parish Council also notes that EFDC has already refused applications EPF/1902/25 and EPF/1903/25, which sought to remove the school from the approved development through section 73 and section 96A routes. The present application appears to seek a similar outcome through variation of the section 106 agreement, while leaving the operative planning permission unchanged. If the applicant wishes to pursue a residential-only scheme, the proper route is a fresh full planning application.

The Parish Council further notes that the applicant states the proposed £2 million contribution has been agreed with BPS, the Council's viability assessor. No evidence of that agreement has been provided to the Parish Council. EFDC is asked to publish the BPS advice and confirm what assumptions were used, what obligations would remain payable, what obligations would be removed, and whether the £2 million is additional to or in substitution for existing obligations.

In any event, viability evidence would not by itself satisfy the section 106A test. The statutory test is whether the modified obligation would serve the same useful planning purpose equally well. The Parish Council does not consider that test is met.

The Parish Council therefore requests that EFDC determines that the section 106 agreement should continue to have effect without the proposed modification.

Should EFDC be minded to approve the application, the Parish Council requests that the matter is referred to the relevant Planning Committee at which it would make representations. Further, that no decision is issued until EFDC has published the BPS viability review, obtained clear written confirmation from Essex County Council, REAch2 Academy Trust and the Department for Education on the status and enforceability of any alternative school delivery proposal and fully explained how the proposed variation satisfies the statutory section 106A test.

7. PL31/26 - [EPF/1052/26](#) - 62, Bracken Drive, Chigwell, IG7 5RD

Variation of Condition 2 Plan Numbers of EPF/1144/25 (Demolition of existing house and erection of a new bungalow, incorporating pitched roof and dormers).

To Note: Officer Report [APPENDIX 5](#)

Chigwell Parish Council

The Council **OBJECTS** to application EPF/1052/26.

The Council notes that the principle of a replacement bungalow/chalet bungalow has already been accepted under EPF/1144/25. The Council's objection is therefore limited to the proposed changes to the approved plans.

The proposed larger side dormers, wider flat roof and raised front porch roof would increase the bulk and visual prominence of the roof form. The Council is concerned that these changes would make the replacement dwelling appear more dominant in the street scene and would not relate positively to the established character of Bracken Drive, which is mainly made up of bungalows and chalet bungalows.

The Council considers that the amendments risk reintroducing the same design harm identified by EFDC in refusing EPF/1910/24, namely a top heavy, bulky and over-dominant form of development. The proposal would therefore conflict with the design aims of Policy DM9 of the Epping Forest District Local Plan.

If EFDC is minded to approve the application, the Parish Council requests that any side-facing upper-floor windows are conditioned to be obscure glazed and non-opening, or restricted in opening, to protect the privacy of neighbouring occupiers.

The Parish Council also requests confirmation from the Tree Officer that the arboricultural information remains current and that all previous tree protection and arboricultural supervision conditions are carried forward

8. PL31/26 - [EPF/0458/26](#) - 12, Westmede, Chigwell, IG7 5LR

Erection of a two-storey attached dwelling with associated access, parking and landscaping.

To Note: Officer report ([APPENDIX 7](#))

Chigwell Parish Council:

The Council **OBJECTS** to the application as currently submitted.

The Parish Council does not object in principle to appropriate small-scale residential infill within an established residential area. However, the current proposal raises unresolved planning concerns relating to parking provision, highway safety, tree protection, landscaping and biodiversity net gain.

The Parish Council asks EFDC to assess the proposed parking against the Essex Parking Standards 2024. The site appears to be within a moderate connectivity area and only one parking space is proposed for a 3-bedroom dwelling. EFDC should be satisfied that this level of provision is policy-compliant and would not result in harmful overspill parking or highway safety issues in West Mede or adjoining streets.

The Parish Council asks EFDC not to determine the application until ECC Highways has confirmed that the relationship between the proposed dwelling and the adopted highway is acceptable. In particular, a revised plan should show the required 0.5 metre clearance from the adopted highway, with no foundations, gutters, windows or other features affecting or oversailing the highway.

The Parish Council also asks EFDC to require further tree and landscaping information before determination. This should include a clear landscape plan, updated tree protection details, any necessary pruning or crown lifting, ground protection, and details of where materials storage, mixing, welfare facilities and spoil storage would be located during construction.

The Parish Council asks EFDC to ensure that the statutory biodiversity net gain requirement is fully secured, including any necessary off-site units or credits, before development commences.

If EFDC is minded to approve the application, the Parish Council requests conditions covering approved plans, materials, parking and cycle storage, EV charging, refuse storage, hard and soft landscaping, tree protection, biodiversity net gain, ecological enhancements, drainage, construction management, delivery hours and contractor parking

9. PL31/26 - [EPF/0864/26](#) - 172, Manor Road, Chigwell, IG7 5PX

2 ADDITIONAL APARTMENTS (alter previously approved plans -Appeal Ref: APP/J1535/W/22/3309160) adjacent to 172 Manor Road, Chigwell, IG7 5PX

To Note - Officer Report ([APPENDIX 8](#))

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to the application as currently submitted unless EFDC is satisfied that the detached design, car-free parking position, amenity space, landscaping, biodiversity, SAC mitigation, drainage and contamination matters are all acceptable.

Chigwell Parish Council notes that planning permission for two additional apartments at this site was allowed on appeal under APP/J1535/W/22/3309160. The Parish Council accepts that the principle of two additional apartments has been established.

However, the current application appears materially different from the appeal-approved scheme. The appeal scheme was assessed as an extension to the existing block. The current proposal appears to create a detached building, separated from 172 Manor Road by a narrow gap.

The Parish Council asks EFDC to assess the amended design afresh under Policies DM9 and DM10. EFDC should be satisfied that the detached form, scale, bulk, massing, spacing and appearance would relate properly to the character and appearance of Manor Road and Mount Pleasant Road.

The Parish Council is concerned that the detached building may appear more cramped and less clearly subordinate to the existing block than the appeal-approved extension.

The Parish Council also asks EFDC to reassess parking and highway matters. The site is identified as having Good connectivity in the Essex Parking Guidance 2024, which falls within the Moderate

Connectivity category. For two 1-bedroom flats, the normal parking standard would be around three spaces when visitor parking is included and rounded up.

The current application appears to rely on a car-free arrangement, but the submitted information does not explain how this would be secured or enforced. The documents also appear inconsistent, with the Design and Access Statement referring to 9 parking spaces while other material refers to a car-free scheme.

The Parish Council asks EFDC to require a clear parking statement before determination. This should confirm whether the scheme is genuinely car-free or whether existing on-site parking is being relied upon. If the proposal is car-free, EFDC should require evidence that this is justified and enforceable, including parking stress evidence, parking controls, sustainable travel measures and any necessary parking management arrangements.

The Parish Council asks EFDC to confirm that the proposal would not result in harmful overspill parking or highway safety issues on Manor Road, Mount Pleasant Road or nearby streets.

EFDC should also confirm that adequate amenity space, cycle storage, refuse storage and landscaping would be retained for existing and future occupiers, and that landscaping would be at least equivalent to that secured by the appeal decision.

The Parish Council asks EFDC to ensure that all required Epping Forest SAC mitigation is secured before any permission is issued, including any necessary SAMMs and air quality mitigation contributions. EFDC should also ensure that biodiversity net gain, drainage and contamination matters are properly addressed.

For these reasons, the Parish Council objects to the application as currently submitted unless EFDC is satisfied that the amended scheme would not create additional planning harm beyond the scheme allowed at appeal.

10. PL31/26 - [EPF/1058/26](#) - 10, Bracken Drive, Chigwell, IG7 5RF

Hip to gable loft conversion with rear dormer and front roof lights.

Chigwell Parish Council has **NO OBJECTION**.

11. PL41/26 - [EPF/1075/26](#) - 21, Meadow Way, Chigwell, IG7 6LR

- 1/ Hip to gable loft conversion with dormers front and rear elevation to include roof light windows to the front and side elevations
- 2/ Single & double storey rear extension
- 3/ Garage conversion into habitable space
- 4/ Enclosed front porch
- 5/ Internal remodelling works
- 6/ Alterations to fenestration (size of windows)
- 7/ Modified external boundary wall fronting Meadows Way and Parklands to include raised brick piers and capping, metal railings and a sliding vehicular metal gate to dedicated parking area
- 8/ Semi-permeable paving to car parking area
- 9/ Felling of trees (within the site boundary) along Parklands

- 10/ Fence replacement on adjoining owner(s) boundaries maximum 2 M high
- 11/ New soft landscaping throughout
- 12/ Raised patio arrangement over the rear garden.

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to the application as currently submitted on the grounds of bulky overdevelopment.

The proposal comprises a substantial range of works including roof enlargement with dormers, single and double storey rear extensions, garage conversion, and extensive alterations to the site including boundary treatments, hardstanding, tree removal and raised patio.

The Parish Council considers that, when taken cumulatively, the scale, bulk and massing of the development would result in an over-intensive form of development that is overly dominant and out of keeping with the character of the area.

EFDC is requested to assess the proposal against Policies DM9 and DM10, ensuring that the cumulative impact of the extensions and alterations does not result in a cramped, incongruous or visually intrusive form of development. Particular concern is raised regarding the increased bulk of the dwelling and the erosion of openness caused by built form, hardstanding and loss of trees along Parklands.

The Parish Council also asks EFDC to be satisfied that the proposed boundary treatments, raised patio and overall site layout would not result in harm to the street scene or neighbouring amenity.

For these reasons, the Parish Council objects to the application as currently submitted due to bulky overdevelopment and harm to character.

12. PL41/26 - [EPF/1163/26](#) - 146, Langold, High Road, Chigwell, IG7 5BQ

Variation of Condition 2 Plan numbers of EPF/2043/24 (Demolition of existing dwelling and a proposed replacement detached dwelling).

Chigwell Parish Council has **NO OBJECTION**.

The Committee noted this application seeks a variation to approved plans under EPF/2043/24. An architect attended as a public speaker and explained the proposed amendments to the drawings, including design changes to the rear, and confirmed a change in ownership since the original approval.

As the principle of development has already been established, the Parish Council raises no objection to the revised scheme.

13. PL41/26 - [EPF/0819/26](#) - 59, Tomswood Road, Chigwell, IG7 5QR

Two storey rear, side and front extensions including loft conversion with internal changes and alteration to façade fenestration.

Chigwell Parish Council: **HOLDING OBJECTION UNTIL TREE OFFICER RESOLVES.**

14. PL41/26 - [EPF/1024/26](#) - 362, Fencepiece Road, Chigwell, IG7 5DY

Construction of a single storey rear and part first floor extension.

Chigwell Parish Council has **NO OBJECTION**

15. PL41/26 - [EPF/0994/26](#) - 10 Stradbroke Park, Tomswood Road, Chigwell, IG7 5QL

TPO/EPF/54/08

T1: Hornbeam - Fell and replace, 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

16. PL41/26 - [EPF/1150/26](#) - Chigwell Lodge, 122 High Road, Chigwell, IG7 5AR

PO/EPF/40/09

T2: Pine - Crown thin by up to 20%, as specified. Selective prune away from neighbouring property to allow 1.5m clearance, as specified.

T3: Walnut - Selective prune away from property to allow 1.5m clearance, as specified.

T5: Copper Beech - Crown reduction of up to 1.5m, as specified.

T6: Silver Birch - Crown reduction of up to 1.5m, as specified.

G1: Silver Birch - Crown reduction of 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

17. PL41/26 - [EPF/1059/26](#) - 120, Key West Court, High Road, Chigwell, IG7 5AR

TPO/EPF/02/20

T1-T17: Common Lime - Crown reduce height by up to 8m, as specified.

T5: Ash - Crown reduce, as specified.

NB: The permitted specification of works is detailed in the conditions below.

NB: T5 previously stated to be retained under [EPF/0176/16](#).

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

18. PL41/26 - [EPF/1092/26](#) - 5, Audleigh Place, Chigwell, IG7 5QT

TPO/EPF/08/09 (Ref: T26)

T1: Hornbeam - Crown reduce 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

19. PL41/26 - [EPF/1099/26](#) - 120 Key West Court, High Road, Chigwell, IG7 5AR

T2: Ash - Fell and replace, as specified.

NB: Trees previously stated to be retained under [EPF/0176/16](#).

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

20. PL41/26 - [EPF/1065/26](#) - Limes Farm County Infants School And Nursery, Limes Avenue, Chigwell, IG7 5LP

Approval of Details Reserved by Conditions 5 Habitat Management and Monitoring Plan and 6 Biodiversity Enhancement Scheme of [EPF/0306/26](#) (Proposed Pergola and associated external works).

Chigwell Parish Council **NO COMMENT**

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

21. PL51/26 - 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)

22. PL51/26 - NONE

APPEALS

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

23. PL51/26 - NONE

24. PL51/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

None.

25. PL51/26 - DATE OF THE NEXT MEETING

Thursday 9 July at 6.30pm (Cllr Morgan sends apologies meeting ends at 6.57pm).