



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 13 August 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members present:

Cllr. Elliot Costa (Chair)
Cllr Lorraine Clarke

Cllr Celina Jefcoate (Vice Chair)
Cllr Lisa Morgan-Skinsley

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. **PL091/26 - APOLOGIES FOR ABSENCE**

Apologies were received and **ACCEPTED** from: Cllr Tosin Amuludun, Cllr Jamie Braha, Cllr Debby Rye, Cllr Erika Skingsley, Cllr Rochelle Hodds, Jason Selvarajah

2. **PL092/26 - OTHER ABSENCES**

Cllr. Osman Ali, Cllr Faiza Rivzi

3. **PL093/26 - DECLARATIONS OF INTEREST**

None

4. **PL094/26 - MINUTES**

The minutes of the meeting held 26 July 2026 ([Appendix 1](#)) were **APPROVED** as an accurate representation of what took place

5. **PL095/26 - PUBLIC PARTICIPATION**

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

One member of the public was in attendance

Members **CONSIDERED** the following applications received for the weeks ending 17 and 24 July and 3 August 2026

6. PL096/26 - [EPF/1356/26](#) - 50, Forest Lane, Chigwell, IG7 5AE

Proposed extensions & alterations to existing dwelling house to facilitate a basement level gym.

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

Chigwell Parish Council:

No Objection

7. PL097/26 - [EPF/1359/26](#) - 31, Chigwell Rise, Chigwell, IG7 6AQ

Removal of existing single storey rear extension with pitched roof. Proposed replacement single storey rear extension with flat roof and single roof lantern.

Chigwell Parish Council:

No Objection

8. PL098/26 - [EPF/1427/26](#) - Old Loughtonians Hockey Club, Luxborough Lane, Chigwell, IG7 5AB

Variation of Condition 2 Plan Numbers of EPF/0687/24 (Construction of a padel tennis facility).

To Note: Green Belt, Officer Report ([Appendix 5](#))

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

Council further **NOTED** the current Essex parking guidance indicates that 26 cycle spaces should be provided. The application retains the previously approved 20-space cycle shelter. The applicant argues that the standard is based on sports involving more participants than padel, but no detailed assessment of likely cycle demand has been submitted. The covering letter states that the revised site plan and clubhouse drawing are to replace or supplement the approved plans. However, the proposed wording of Condition 2 in the covering letter still refers to the old site plan and omits the clubhouse drawing. The canopy drawing references are also inconsistent. The approved-plan condition will therefore need to be corrected so that it clearly identifies the development now being considered

9. PL099/26 - [EPF/1423/26](#) - 144, Greenacres, High Road, Chigwell, IG7 5BQ

Demolition of existing front porch and removal of swimming pool in rear garden. Proposed front extension and remodelling of front façade, roof extension, two storey rear extension, alterations to fenestration on side elevations and internal reworking of existing dwellinghouse.

There was one speaker for the application

Chigwell Parish Council:

The Council **OBJECTS** on the basis that the combined front, side, rear and roof extensions would overwhelm the existing dwelling and produce a building of excessive scale, bulk and width. The proposal would fail to appear subordinate to the original house, would reduce the characteristic gaps between buildings and would create an overly dominant and cramped form of development, contrary to Policy DM9 of the Epping Forest District Local Plan.

The Council noted the impact on the existing adjacent property. While planning permission has previously been granted there is no guarantee that the permission will be implemented. As such the proposal has an adverse impact on the existing amenity of neighbouring property

10. PL100/26 - [EPF/1277/26](#) - 112, Manor Road, Chigwell, IG7 5PW

Proposed part two-storey front and side extension, two-storey rear extension, basement, front porch, and roof extension incorporating a loft conversion with front and rear dormers.

To Note: Officer Report ([Appendix 6](#))

Chigwell Parish Council:

The Council **OBJECTS** on the basis that the combined front, side, rear and roof extensions would overwhelm the existing dwelling and produce a building of excessive scale, height, bulk and width. The proposal would fail to appear subordinate to the original house, would reduce the characteristic gaps between buildings and would create an overly dominant and cramped form of development, contrary to Policy DM9 of the Epping Forest District Local Plan.

The Council is also not satisfied that the submitted Basement Impact Assessment demonstrates that the basement can be constructed without risk to the host dwelling or neighbouring property. The assessment is expressly provisional and contains an unresolved structural calculation which fails the stated crack-width limit. The application should not be approved unless a corrected and final assessment is independently reviewed and found to satisfy Policy DM12.

11. PL101/26 - [EPF/1313/26](#) - 6, Chester Road, Chigwell, IG7 6AJ

Single storey, part two storey rear extension, conversion of garage into habitable room and front porch.

Chigwell Parish Council:

No objection but Councillors **NOTED** with disappointment the absence of a street scene

12. PL102/26 - [EPF/1361/26](#) - 51, Manor Road, Chigwell, IG7 5PL

TPO/EPF/10/74 (Ref: A1)

T1: Oak - Crown reduce by up to 2m in height bringing lateral growth to shape by 2m, leaving the tree a standing height of 9m, as specified.

T2 & T3: Hornbeam - Crown reduce by up to 2m in height bringing lateral growth to shape

To note:

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

The application is unclear because the proposed 2 metre reductions do not match the finished heights given. The earlier tree survey recorded T1 at 19 metres, T2 at 17 metres and T3 at 16 metres. A 2 metre reduction would not leave them at 9 metres and 6 metres as stated.

The survey is also now out of date and recommended different work to the trees. Members may therefore wish to object to the application until an up-to-date tree report and a clear pruning specification have been provided, showing exactly how much is to be removed and the intended finished size of each

13. PL103/26 - [EPF/1431/26](#) - 51, Manor Road, Chigwell, IG7 5PL

TPO/EPF/10/74 (Ref: A1)

G18: Cypress - Fell and replace, as specified.

T7: Cypress - Fell and replace, 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 The application is to remove and replace four cypress trees at the rear of the site, shown as G18, and a separate cypress tree, T7.

The 2023 tree report found that the four trees in G18 were in poor condition, with significant dieback, and recommended their removal. T7 was assessed differently. Although it showed some signs of decline, it was described as being in fair condition and the report recommended pruning it rather than removing it. Members may therefore wish to specifically object to the removal of T7 until an up-to-date tree report has been provided.

To **NOTE** and **COMMENT** if appropriate, the following Approval of Details Reserved by A Condition.

14. PL104/26 - [EPF/1350/26](#) - 177, High Road, Chigwell, IG7 6NX

Approval of Details Reserved by Condition 18 Contaminated Land 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 Comment:

No comment

15. PL105/26 - [EPF/1411/26](#) - 142, Manor Road, Chigwell, IG7 5PR

Approval of Details Reserved by Condition 16 Biodiversity Enhancement Strategy of EPF/2513/24 (Variation of condition 2 'Plan no's' on permission EPF/1905/22 (Demolition of 1 x detached dwelling and an erection of two buildings to accommodate 9 x 2 bed flats, along with parking amenity and landscaping)).

Chigwell Parish Council Comment:

No Comment

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

16. PL106/26 - 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)

17. PL107/26 - [EPF/1352/26](#) - 45, Lee Grove, Chigwell, IG7 6AD

Certificate of Lawful Development for proposed outbuilding.

Chigwell Parish Council Comment:

No Comment

18. PL108/26 - [EPF/1405/26](#) - 5, Raymond Gardens, Chigwell, IG7 6EW

Certificate of Lawful Development for proposed demolition and rebuilding of a pair of co-joined detached garages into a single double garage.

Chigwell Parish Council Comment:

No Comment

APPEALS

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

19. PL109/26 - NONE

20. PL110/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

None

21. PL111/26 - DATE OF THE NEXT MEETING

Thursday 27 August at 6.30pm