Chigwell PARISH COUNCIL

MINUTES OF THE
PLANNING COMMITTEE

Date: Thursday 22 October 2026
Time: 6.30pm
Location: Parish Offices, Hainault Road, Chigwell, IG7 6QX

Members to be present:

Cllr. Elliot Costa (Chair)
Cllr Tosin Amuludun
Cllr Erika Skingsley
Cllr Faiza Rivzi
Cllr Celina Jefcoate (Vice Chair)
Cllr Lorraine Clarke
Cllr Debby Rye

For part of the meeting

Clerk to the Council and Proper Officer: Jason Selvarajah MSc

Members of the Public and Councillors are 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 are 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

MINUTES

1. PL171/26 - APOLOGIES FOR ABSENCE

Apologies were received and **ACCEPTED** from: Cllr Jamie Braha, Cllr. Osman Ali and Cllr Lisa Morgan-Skingsley

2. PL172/26 - OTHER ABSENCES

3. PL173/26 - DECLARATIONS OF INTEREST

Cllr Jefcoate advised her husband owned a garage

4. PL174/26 - MINUTES

Members receive and **CONFIRMED** the minutes of the meeting held 8 October 2026 **(APPENDIX 1)** as an accurate representation of what took place and they were signed by the Chair.

5. PL175/26 - PUBLIC PARTICIPATION

One member of the public was in attendance

Members **CONSIDERED** the following applications received for the weeks ending 18 and 25 September 2026

6. PL176/26 - EPF/1771/26/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) (Resubmission of EPF/1100/26/DOV).

Members **NOTED** the site was in Green Belt and the Officer's Report (**APPENDIX 2**)

Chigwell Parish Council:

Chigwell Parish Council **STRONGLY OBJECTS** to EPF/1771/26/DOV. The replacement Chigwell Primary Academy was a fundamental part of the scheme approved under EPF/1681/19 and of the justification for enabling residential development in the Green Belt.

The proposed variation does not provide equivalent certainty that the school will be delivered. As drafted, the developer may pay £2 million towards education facilities without first demonstrating that the replacement Chigwell Primary Academy has actually been provided.

The proposed fallback is also unclear because there is no defined date or trigger for determining that the Department for Education has failed to deliver the school.

The draft Deed additionally requires a separate £1.2 million education payment, but the relationship between this sum, the £2 million contribution and the existing s106 obligations is not clearly explained.

EFDC has previously refused EPF/1902/25 and EPF/1903/25, which sought to remove the school from the approved development and stated that a full planning application was required.

The Parish Council therefore considers that the proposed variation fails to demonstrate that the existing useful planning purpose would be served equally well. If the applicant wishes the 59 dwellings to proceed independently of the replacement school, that should be considered through a fresh full planning application so that the Green Belt planning balance can be properly reconsidered.

7. PL177/26 - EPF/1700/26 - 18, Manor Road, Chigwell, IG7 5PD

Decking and screen

Members **NOTED** the Officer Report **(APPENDIX 7)**

Chigwell Parish Council:

Chigwell Parish Council has no objection in principle to the proposed decking and privacy screening. Given the changes in ground level and the planning history of the property, EFDC should satisfy itself that the decking would not result in unacceptable overlooking or loss of privacy and that the proposed 2m screen would not appear unduly dominant when viewed from adjoining properties. If the screen is required to protect neighbouring privacy, it should be installed before the decking is brought into use and retained thereafter.

If the proposed screen is intended as an outdoor cinema or projection screen rather than privacy screening, the Council considers that further information should be provided on its proposed use, including any sound, lighting and hours of operation, so that the effect on neighbouring residential amenity can be properly assessed.

8. PL178/26 - EPF/1897/26 - 18, Chigwell Rise, Chigwell, IG7 6AB

Formation of lower level in void to create a games room.

Members **NOTED** the Officer Report **(APPENDIX 9)**

Chigwell Parish Council:

Chigwell Parish Council **OBJECTS** to EPF/1897/26. The Council acknowledges that the scheme has been amended since the refusal of EPF/0862/26, including removal of the side extension, relocation of the staircase inside the house and changes to the basement layout.

However, the Parish Council remains concerned that it has not been clearly demonstrated that the proposal complies with Policy DM12.

The new Basement Impact Assessment principally addresses groundwater and surface-water flooding and is not a structural stability assessment. As structural stability was a key issue in the previous refusal, EFDC should be satisfied that the separate structural engineer's assessment fully demonstrates that the excavation will not adversely affect the host dwelling, retaining structures, neighbouring properties or other infrastructure.

The Parish Council also asks EFDC to establish the actual revised basement floor area and whether its scale is genuinely subordinate to the host dwelling, given that excessive scale and lack of subordination formed part of the previous refusal.

The Parish Council considers that the application has not yet demonstrated compliance with Policies DM9 and DM12

9. PL179/26 - EPF/1881/26 - 18, Great Owl Road, Chigwell, IG7 6AL

Two-storey rear extension and conversion of garage.

Chigwell Parish Council:

No Objection

10. PL180/26 - EPF/1862/26 - The Residents Association, The Bowls, Chigwell, IG7 6ND

TPO/EPF/14/08 (Ref: T26-T31, T47-T52)

G1: 11 x Lime - Crown reduce height by up to 3m and spread by up to 2m, 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

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

11. PL181/26 - NONE

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

12. PL182/26 - NONE

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

13. PL183/26 - EPF/1866/26 - 7, Chigwell Park Drive, Chigwell, IG7 5BD

Certificate of Lawful Development for proposed single storey side extension and hip to gable loft conversion with rear dormer and front roof light.

14. PL184/26 - EPF/1886/26 - 3A Lyndhurst Rise, Chigwell, IG7 5BB

Certificate of Lawful Development for proposed erection of a rear single storey outbuilding to be used ancillary to the main house for storage.

APPEALS

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

15. PL185/26 - NONE

#Cllr Amuluden joined the meeting at 6.40pm

16. PL186/26 - ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE OR ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING

17. PL187/26 - DATE OF THE NEXT MEETING

Thursday 12 November at 6.30pm