



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 13 March 2025

Time: 6:30pm

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

Members present:

Cllr Celina Jefcoate (Chair)

Cllr Lorraine Clarke

Cllr Lisa Morgan Skingsley

Cllr Debby Rye

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

PL457/24 - APOLOGIES FOR ABSENCE

Apologies were received from Cllr. Elliot Costa, Cllr Faiza Rivzi, Cllr.Osman Ali, Cllr Tosin Amuludun and Cllr Rochelle Hodds

PL458/24 - OTHER ABSENCES

Cllr Alana Aradeon

PL459/24 - DECLARATIONS OF INTEREST

Cllr Jefcoate declared a personal interest in item 9 (2 Green Lane) on the grounds of living nearby and knowing both the applicant and the objector. She deemed it would not influence her decision and she would remain in the meeting. Cllr Morgan declared a personal interest in item 7 (The Orangery) on the grounds of knowing the applicant. She deemed it would not influence her decision and she would remain in the meeting.

PL460/24 - MINUTES

The minutes of the meeting held 27 February 2025 were **AGREED**

PL461/24 - PUBLIC PARTICIPATION

One member of public spoke in objection

To **CONSIDER** the following applications received for the weeks ending 21st and 28th February 2025

The Chairman moved item 9 (Green Lane) to the beginning of the meeting

PL462/24 - [EPF/0345/25](#) - 2, Green Lane, Chigwell, IG7 6LY

One member of public spoke in objection

Proposed shed with green roof.

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 **STRONGLY OBJECTS** to this application on the grounds it is considered inappropriate development in Green Belt with no special circumstances and will adversely impact on the openness of the Green Belt by the nature of the proposed mass and volume of the development

PL463/24 - [EPF/0324/25](#) - 25, Stradbroke Drive, Chigwell, IG7 5RB

Removal of condition 5 on planning permission [EPF/2437/24](#) (Rear & side extensions with flat roof to Ground Floor including a traditional rooflight at rear, Side & front extensions to First Floor, Erection of a new porch to the front (north), A new balcony

Chigwell Parish Council:

The Council **OBJECTS** on the grounds the removal of the condition would lead to overlooking. A reference was made to natural screening but the effect of this would be variable particularly in colder months. The potential for overlooking from the elevated position of the upper floor into the bedrooms on the first floor of 23 Stradbroke Drive was a matter for concern

PL464/24 - [EPF/0306/25](#) - The Orangery, 24 High Road, Chigwell, IG7 6DL

Single storey rear extension and raising of main roof to create a loft level and revised main roof design.

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 **STRONGLY OBJECTS** to this application on the grounds it is considered inappropriate development in Green Belt with no special circumstances and due to the size and mass of the increase in volume proposed, will adversely impact on the openness of the Green Belt

PL465/24 - [EPF/0337/25](#) - 73, Turpins Lane, Chigwell, IG8 8BA

Single storey rear extension following the demolition of existing conservatory.

Chigwell Parish Council:

No Objection

PL466/24 - [EPF/0389/25](#) - 34, Tomswood Road, Chigwell, IG7 5QS

Extensions to ground and first floor, new roof to form accommodation, and small lower ground floor extension.

Chigwell Parish Council:

No 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

PL467/24 - [EPF/0373/25](#) - 4, Chigwell Park Drive, Chigwell, IG7 5BD

Application for approval of details reserved by conditions 'Levels', condition 4'External Finishes' and condition 9'Construction Time' on planning permission on EPF/2384/24 (Reinstate the pre-existing house).

Chigwell Parish Council:

No Comment

PL468/24 - [EPF/0363/25](#) - 177 High Road, Chigwell, IG7 6NX

Application for approval of details reserved by condition 24 'Details of double glazing' and condition 29 'Details of visitor cycle parking' on EPF/2868/20 allowed on appeal (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:

The Council **NOTED** the condition was relating to Visitor Cycle Parking but the proposed discharge works relates only to cycle parking for the commercial space. It was further **NOTED** the proposal does not include any provision for child or non-standard cycle parking, contrary to the 2024 Essex Parking Guide.

To **NOTE** and **COMMENT** if appropriate, Prior Notification Applications

PL469/24 - NONE

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

PL470/24 - [EPF/0386/25](#) - 3, Dickens Rise, Chigwell, IG7 6PA

Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and rooflights to front roof slope.

Chigwell Parish Council:

No Comment

PL471/24 - APPEALS - NONE

PL472/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

PL473/24 - DATE OF THE NEXT MEETING

Thursday 27 March at 6.30pm

PL474/24 - EXCLUSION OF THE PUBLIC AND THE PRESS

In the event that the Agenda contains items where the public interest in maintaining confidentiality may outweigh the public interest in the item being made public, to **CONSIDER** the following motion to be proposed by the Chair:

“That the public and the press be excluded from the meeting, the Council believing that publicity would be prejudicial to the public interest by reason of the confidential nature of the business about to be discussed.”

PL475/24 - LEGAL MATTERS

The Council were advised by the Chair that legal correspondence was due shortly and would then be presented to the Committee

The meeting closed at 7.14pm