



## MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 27 March 2025

Time: 6:45pm

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

Members present:

Cllr Celina Jefcoate (Chair)

Cllr Lorraine Clarke

Cllr Faiza Rivzi

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

### **PL476/24 - APOLOGIES FOR ABSENCE**

Apologies were received and **ACCEPTED** from Cllr. Elliot Costa (Vice Chair), Cllr Rochelle Hodds, Cllr Lisa Morgan Skingsley, Cllr.Osman Ali and Cllr Tosin Amuludun

### **PL477/24 - OTHER ABSENCES**

Cllr Alana Aradeon

### **PL478/24 - DECLARATIONS OF INTEREST**

Members are asked to declare any Interest or Disclosable Pecuniary Interest which they may have in any of the items under consideration at this meeting. See notes at the end of the Agenda.

### **PL479/24 - MINUTES**

To receive and confirm the minutes of the meeting held 13 March 2025 ([Appendix 1](#))

### **PL480/24 - PUBLIC PARTICIPATION**

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

There is a time limit of 2 minutes per speaker (unless there is only one speaker when the limit is 3 minutes); no more than 15 minutes shall be allocated to this item except at the discretion of the Chairman of the Meeting.

To **CONSIDER** the following applications received for the weeks ending 7th and 14th March 2025

**PL481/24 - [EPF/0415/25](#) - 181-185 Impact House, High Road, Chigwell, IG7 6NU**

Application for variation of condition 2' plan no's and condition 8'Privacy Screen' on planning permission [EPF/0218/18](#) (Application for variation of condition 2 'plan numbers' on planning application [EPF/1919/16](#) (Demolition of existing buildings to create new residential development providing 14 new flats and ground floor commercial/retail space).

Chigwell Parish Council:

The Council **OBJECTS** on the grounds the applicant has failed to demonstrate the reduction in height of the conditioned privacy screen will adequately maintain the privacy of the occupants on Dickens Rise at all points of overlooking including upper floors

**PL482/24 - [EPF/0238/25](#) - 1, Gravel Close, Chigwell, IG7 6BZ**

Single storey first floor side extension and addition of front porch.

Chigwell Parish Council:

No objection

**PL483/24 - [EPF/0404/25](#) - 5, Parklands, Chigwell, IG7 6LW**

Proposed conversion of existing double pitched roof into mansard roof including ridge raise and with creation of front and rear dormers.

Chigwell Parish Council:

No objection

**PL484/24 - [EPF/0409/25](#) - 21, Tomswood Road, Chigwell, IG7 5QP**

Alteration to the roof, front and side elevations.

Chigwell Parish Council:

The Council **OBJECTS** on the grounds that the proposal will result in the loss of a bungalow with no indication there is adequate compensation in terms of accessibility

**PL485/24 - [EPF/0420/25](#) - 10, The Childers, Chigwell, IG8 8EN**

Garage conversion following removal of existing conservatory.

Chigwell Parish Council:

No objection

**PL486/24 - [EPF/0446/25](#) - Verviers, 30 Tomswood Road, Chigwell, IG7 5QS**

Demolition of existing single storey garden room. Erection of new garden room with basement and outdoor LED screen

Chigwell Parish Council:

The Council **OBJECTS** on the grounds the potential light and noise pollution from the proposed 3.5m x 2m outdoor LED screen may impact adversely on the amenity of the area

**PL487/24 - [EPF/0479/25](#) - King William IV, High Road, Chigwell, IG7 6PJ**

New Signage to replace the existing.

Chigwell Parish Council:

No objection

**PL488/24 - [EPF/0385/25](#) - 58A, Chigwell Rise, Chigwell, IG7 6AG**

Rear and Front extensions to an existing property.

Chigwell Parish Council:

The Council **OBJECTS** on the grounds it considers the rear to be of poor design

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

**PL489/24 - NONE**

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

**PL490/24 - [EPF/0447/25](#) - 3, Dickens Rise, Chigwell, IG7 6PA**

Prior approval Part 1 Class A.1(ea): Larger home extension

Prior approval for a 4.50m deep single storey rear extension, height to eaves 3.90m And maximum height 4.0m new single storey extension with white rendered walls over a red/brown brick base, glazed windows/ doors in white frames, flat parapet roof in grey with flat rooflights protruding 0.1 above roof surface.

Chigwell Parish Council:

No comment

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

**PL491/24 - [EPF/0416/25](#) - 25, Murtwell Drive, Chigwell, IG7 5ED**

Certificate of Lawful Development for existing use as 6-bed HMO.

Chigwell Parish Council:

The Council **NOTED** the proposal is for a CLD for Use Class C3 (dwelling house) to Use Class C4 (House in Multiple Occupation) under permitted development rights.

The Parish **NOTED** Use Class C4 allows for a maximum of 6 occupants not 6 bedrooms. The application provided fails to evidence how the limit to six occupants has and will be maintained when some of the existing bedrooms are of a size that legally allow for two occupants per room.

**PL492/24 - [EPF/0432/25](#) - 120, Luxborough Lane, Chigwell, IG7 5AA**

Certificate of Lawful Development for a Proposed loft conversion with rear dormer.

Chigwell Parish Council:

No comment

**PL493/24 - [EPF/0450/25](#) - Haylands Cottage, Green Lane, Chigwell, IG7 6DN**

Certificate of Lawful Development for an outbuilding with proposed flat roof.

Chigwell Parish Council:

No comment

**PL494/24 - [EPF/0461/25](#) - 120, Luxborough Lane, Chigwell, IG7 5AA**

Certificate of lawful development for a proposed single storey rear extension.

Chigwell Parish Council:

No comment

**PL495/24 - [EPF/0504/25](#) - 10, Mount Pleasant Road, Chigwell, IG7 5ER**

Certificate of Lawful Development for proposed modification involving replacing the existing brick-facing with render finish.

Chigwell Parish Council:

No comment

## **APPEALS**

**PL496/24** - The Council's response to Appeal 3357913 (Cornerways) was **NOTED**

**PL497/24 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE**

**PL498/24 - DATE OF THE NEXT MEETING**

Thursday 10 April at 6.30pm

**PL499/24 - EXCLUSION OF THE PUBLIC AND THE PRESS**

The Chair withdrew the following motion:

“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.”

**PL500/24 - LEGAL MATTERS**

The Chair advised there was no further information at this time