



MINUTES OF THE PLANNING COMMITTEE

Date: Thursday 22 May 2025

Time: 6:30pm

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

Members present:

Cllr. Elliot Costa (Chair)

Cllr Tosin Amuludun

Cllr Debby Rye

Cllr Faiza Rivzi (Vice Chair) #

Cllr Lorraine Clarke

Acting Clerk to the Council present:

Cllr Celina Jefcoate

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

PL001/25 - APOLOGIES FOR ABSENCE

Apologies for absence were received and **ACCEPTED** from Cllr Rochelle Hodds and Cllr Lisa Morgan

PL002/25 - OTHER ABSENCES

Cllr Alana Aradeon and Cllr Osman Ali

PL003/25 - DECLARATIONS OF INTEREST

Cllr Rye declared an interest in item 11 (Lechmere Ave) on the grounds of having been approached by residents about it. She deemed it would not influence her decision and she would remain in the meeting. Cllr Clarke declared an interest in item 7 on the grounds of having previously worked at St Johns School. She deemed it would not influence her decision and she would remain in the meeting.

PL004/25 - MINUTES

The minutes of the meeting held 8 May 2025 were **AGREED**

PL005/25 - PUBLIC PARTICIPATION

None

Cllr Rizvi joined the meeting

To **CONSIDER** the following applications received for the weeks ending 2nd and 9th May 2025

PL006/25 - [EPF/2157/24](#) - 177, High Road, Chigwell, IG7 6NX

Variation of condition 2'Plan Numbers' on planning permission EPF/2868/20 allowed on appeal (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:

The Council **OBJECTS** on the grounds the amendments to the roof lights will result in a loss of light to the single aspect apartments on the second and third floor.

The Council **OBJECTS** on the grounds the metal balcony are visually intrusive when compared with the previous glass balconies

The Council **OBJECTS** to the apparent loss of the living wall on the northeast elevation and the adverse impact on air quality and biodiversity that loss would cause

PL007/25 - [EPF/0829/25](#) - Saint Johns Rc Special School, Turpins Lane, Chigwell, IG8 8AX

New car park area where a school hall has been previously demolished.

Chigwell Parish Council:

The Council **NOTED** the application site is Grade II curtilage listed therefore works may require Listed Building Consent.

The Council **OBJECTS** to applications which may result in inappropriate treatment of a listed building. 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

PL008/25 - [EPF/0721/25](#) - 626, Limes Avenue, Chigwell, IG7 5NX

Single storey rear extension.

Chigwell Parish Council:

No Objection

PL009/25 - [EPF/0775/25](#) - 57 Oak Lodge Avenue, Chigwell, IG7 5JA

Erection of single storey rear extension, first floor front extension and hip to gable loft conversion with rear dormer and front roof lights. (Amendment to EPF/2370/24)

Chigwell Parish Council:

No Objection

PL010/25 - [EPF/0499/25](#) - 576, Limes Avenue, Chigwell, IG7 5NT

Change of use from office to 2no. self-build flats.

Chigwell Parish Council:

No Objection

PL011/25 - [EPF/0881/25](#) - 59, Lechmere Avenue, Chigwell, IG7 5HA

Proposed erection of 2 no. semi-detached houses and Demolition of existing dwellinghouse.

Chigwell Parish Council:

The Parish Council **STRONGLY OBJECTS** on the following grounds;

The proposal continues to result in excessive height which has a negative impact to the street scene and is detrimental to the character and appearance of the wider area.

The proposal is contrary to policy T1 of the Local Plan (2023) which states that development will be permitted where it provides appropriate parking provision, in terms of amount, design and layout and cycle storage arrangements

The Parish **NOTED** that while the Highways Authority previously commented, the assessment of parking standards lies with EFDC as the Parking Authority. We respectfully disagree with previous officer comments, as the application does not comply with the Essex Parking Guidance 2024 (EPG 24), which supersedes the pre-application advice.

The site, located in an area of moderate connectivity (as defined in EPG 24 Appendix A), requires two parking spaces per dwelling plus an allocation for visitor parking (Table 8.2). This standard is not met.

The proposed bay sizes are substandard. EPG 24 (Section 7.4) requires a 0.5m allowance for bays adjacent to solid structures, which has not been provided. Tandem spaces and those in front of garages are also inadequate, lacking the depth to accommodate door clearance as per guidance.

Given the location's classification and the policy requirements, the proposal fails to meet the standards of EPG 24 and is not compliant with Policy T1.

PL012/25 - [EPF/0826/25](#) - 11, Manor Road, Chigwell, IG7 5PF

TPO/EPF/22/95 (Ref: T2)

T1: Ash - 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

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

PL013/25 - [EPF/0950/25](#) - 88, Manor Road, Chigwell, IG7 5PQ

Application for approval of details reserved by Conditions 3, 4, 5, 11, 14 and granted permission on EPF/0937/23 (Demolition of the existing dwelling and construction of a replacement dwelling.)

Chigwell Parish Council:

No comment

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

PL014/25 - [EPF/0893/25](#) - 1, Hill Top View, Chigwell, IG8 8BG

Prior approval for a 4.80m deep single storey rear extension, with height to eaves 3.00m and maximum height 3.10m.

Chigwell Parish Council:

No comment

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

PL015/25 - NONE

APPEALS

PL016/25 - NONE

PL017/25 - ITEMS TO BE BROUGHT FORWARD TO THE NEXT MEETING OR ITEMS FOR DISCUSSION THAT DO NOT REQUIRE A DECISION TO BE MADE

PL018/25 - DATE OF THE NEXT MEETING

To be confirmed as Thursday 12 June at 6.30pm

PL019/25 - EXCLUSION OF THE PUBLIC AND THE PRESS

The committee **CONSIDERED** 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.”

PL020/25 - LEGAL MATTERS

The matter was deferred to the Extraordinary Meeting of the Council at 7.00pm on Thursday 22nd May