

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 20 June 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

013/19 PRESENT

Cllrs: Mr K Williamson (Chair)
Mr J Barkham
Mrs J Forker-Clark
Mr B Nagpal
Mr S Neville
Mrs S Patel

Also present: District Cllr Simon Heap
9 Members of the public

In attendance: Mrs L Petyt-Start (Clerk)
Mrs L Tettmar (Admin & Finance Asst)

014/19 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr S Clark.

015/19 ELECTION OF VICE CHAIRMAN

It was proposed by Cllr Patel, seconded by Cllr Williamson and unanimously AGREED to elect Cllr Mr B Nagpal as Vice Chairman of the Committee.

016/19 DECLARATIONS OF INTEREST

Cllr Neville declared a non-pecuniary interest in agenda item 6, Planning Applications; as a District Councillor he is a member of Area Planning Sub-Committee South.

017/19 MINUTES

The minutes of the meeting held on 6 June 2019, circulated, were approved and the Chairman authorised to sign them.

018/19 PUBLIC PARTICIPATION

4 members of the public spoke in depth in objection to EPF/1379/19 DRC Land & garages to the rear of 30-34A Hornbeam Road, EPF/1380/19 DRC Land & garages to rear of 2-12 Hornbeam Road and EPF/1381/19 DRC Land & garages rear of 54-60 Hornbeam Road.

District Cllr Heap arrived during this agenda item

District Cllr Heap and the members of the public left the meeting at the end of this agenda item

019/19 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the meeting that she had received an email from a resident regarding the maintenance of the Village Green and has advised the Parish Council are not maintaining the bridle path that runs along the green.

The Clerk advised the meeting that she had received correspondence from resident of Glenmead asking for the Council to assist with the implementation of residents parking in Westbury Lane to be implemented.

The Clerk also advised the meeting that she had received an email from TFL informing her that they are in the early stages of perhaps selling the station masters house.

020/19 PLANNING APPLICATIONS

Planning List dated 31 May 2019

EPF/1222/19 18 Victoria Road Mr & Mrs James & Kerrie Booth
Buckhurst Hill
IG9 5ES
Proposed single storey rear extension.
No objection

Planning List dated 07 June 2019

EPF/1332/19 TPO Buckhurst Hill Baptist Church Mrs Sainsbury
Palmerston Road
Buckhurst Hill
IG9 5LW
TPO/EPF/60/10
T1 Holly - fell.
Comment
BHPC recognises the importance trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods.
The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree
The Committee objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property.
The Committee therefore defers to the District Councils' arboriculturalist unless the application rests on the issue of visual amenity alone.
Would like applicant to consider planting a replacement tree in a suitable area.

EPF/1308/19 Land rear of 198 - 200 Forest Edge Chris Wheeler
Buckhurst Hill
IG9 5AE
Proposed new detached one bedroom dwelling and associated works. (Revised application to EPF/3066/18)
Objection
Lack of parking
Poor design

EPF/1344/19 85 Queens Road Ms Francesca Zappatore
Buckhurst Hill
IG9 5BW
Proposed two storey rear extension including Juliet balcony.
No objection

EPF/1318/19 CLD 35 Chestnut Close Mr Robert Middleton
Buckhurst Hill
Essex
IG9 6EL
Application for a Lawful Development Certificate for a Proposed single storey rear extension.
No comment

EPF/1421/19 PDE 138 Loughton Way Mr M Monim
Buckhurst Hill
IG9 6AR
Prior approval for a 6.0 deep single storey rear extension, height to eaves 2.8 metres and maximum height of 3.00 metres.
Comment
Would prefer the extension to be 4 metre deep instead of the proposed 6 metre

EPF/1260/19 DRC White Lodge Mr K Fox
61 Westbury Lane
Buckhurst Hill
IG9 5PH

Application for Approval of Details Reserved by Conditions 3,4,7 & 11 for EPF/0286/19/. Condition 3:"details of types & colours of external finishes", 4:"surface water disposal", 7:"soft landscaping & statement methods", 11:"Construction Method Statement".
(Replacement of existing chalet style dwelling with a terrace of x 3 no. cottages with associated car parking & vehicular crossover.
(Revised application to EPF/3056/18).

No comment

EPF/1269/19 DRC	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA Application for Approval of Details Reserved by Conditions 3,4,5,6 7 & 8 for EPF/1355/18. Condition 3:` Bat survey' 4 `Tree protection measures' 5 `Details of hard surface areas' 6 `Details of the types and colours of the external finishes' 7 `Details of bat bricks' & 8 `External lighting'. (Demolish all structures & dwellings on site & erect x12 no. new stable block with store rooms, offices & a relocated ménage.	Mr Baljit Virk
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No comment

EPF/1302/19 DRC	Almond Court Hill 18a, 18b, 18c and 18d Westbury Lane Buckhurst Hill Essex IG9 5PL Application for approval of details reserved by condition 2 'Yew Tree Screen -method statement and condition 5 'Surface water disposal' on planning permission EPF/2441/18 (Provide hard standing for cars on the area in front of the building)	Almond Court Buckhurst Management Ltd
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No comment

Planning List dated 14 June 2019

EPF/1469/19 TPO	164 Buckhurst Way Buckhurst Hill Essex IG9 6HZ TPO/EPF/22/82 T1: Oak - Crown reduce by up to 2.5m, as specified.	Mr Onur
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NOT FOR BUCKHURST HILL

EPF/1401/19	26 Queens Road Buckhurst Hill IG9 5BY Application for change of use from Class A1 to Class D1 with associated external alterations.	Mr Steve Felmingham
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No objection
The Committee would like this to remain D1 educational purposes

EPF/1403/19	33 Amberley Road Buckhurst Hill IG9 5QW Proposed enlargement of the first floor front gable & at the new dwelling (ref: EPF/1426/17) two storey one bedroom end terrace dwelling to create an additional bedroom for both dwellings. (Revision to application EPF/1740/18).	Mr Michael Hill
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Objection
No visible difference to previous refused application and our previous comments remain:
Ambiguity between elevations 3 on approved scheme and current scheme.

EPF/1467/19	8 Russell Road	Mr Matthew Hill
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Buckhurst Hill
Essex
IG9 5QJ
Two single storey rear extensions (Revised application to EPF/0444/19).

Objection

No visible difference to previous refused application

EPF/1411/189 ADV	26 Queens Road Buckhurst Hill IG9 5BY Signage application for 1 x illuminated fascia sign and 1 non-illuminated hanging sign. No objection	Mr Steve Felmingham
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EPF/1359/19 CLD	41 Fairlands Avenue Buckhurst Hill IG9 5TF Application for a lawful development certificate for a proposed loft conversion with rear dormer and Juliet balcony. No comment	Mr Rachid Ghounbaz
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EPF/1379/19 DRC	Land & garages to the rear of 30-34A Hornbeam Road (adj to Hornbeam House) Hornbeam Road Buckhurst Hill Essex IG9 6JT Application for Approval of Details Reserved by Conditions 5"Phase 1 Land Contamination investigation" & 6"Phase 2 site investigation" for EPF/0234/16. (Demolition of garages and replacement with 2 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping). No comment	Mr John Hayes
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EPF/1380/19 DRC	Land & garages to rear of 2-12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS Application for Approval of Details Reserved by Conditions 5"Phase 1 Land Contamination investigation" & 6"Phase 2 site investigation" for EPF/0215/16. (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping). No comment	Mr John Hayes
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EPF/1381/19 DRC	Land & garages rear of 54-60 Hornbeam Road (Bourne House, Buckhurst Hill) Buckhurst Hill Essex IG9 6JY Application for Approval of Details Reserved by Conditions 4"Phase 1 Land Contamination investigation" 5"Phase 2 site investigation" for EPF/0213/16. (Demolition of garages & replacement with 2 x 3 bed two storey affordable homes with 5 parking spaces and associated landscaping). No comment	Mr John Hayes
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021/19 PLANNING DECISIONS

There were 21 decisions, on applications previously considered which are shown at Appendix A. Circulated.

022/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.
The Clerk advised the meeting that although she has reported some alleged enforcements, no further updates have been provided from EFDC. She is pursuing this with the Enforcement Team.

023/19 CASCADE ROAD

It was unanimously AGREED to adjourn this agenda item to the next Planning & Environment meeting on 4 July 2019.

024/19 PLANNING ITEMS OF CONCERN

Loughton Way – it was reported that speeding traffic is a cause of concern. It was noted that the next Speedwatch session should concentrate on this area.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.10pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 May to 31 May 2019 for P&E 20/06/19

GRANT PERMISSION

EPF/0634/19	53 Alfred Road	Proposed alterations and a first floor rear extension	NO OBJECTION
EPF/0646/19	6A Russell Road	Proposed single storey rear extension.	NO OBJECTION
EPF/0668/19	26 Luctons Avenue	Demolition of a conservatory and garden shed, new replacement extension with x 4no. skylights and bi-folding doors added to side and rear.	NO OBJECTION
EPF/0699/19	6 Crown Close, Brook Road	Proposed single storey rear extension.	OBJECTION – Overdevelopment of site Adverse effect to site with loss of amenity space
EPF/0811/19	14 Holly Close	Proposed part single and part two storey rear and side extension.	NO OBJECTION
EPF/0855/19	10 Farm Way	Proposed single storey 4m deep rear extension with roof lights.	NO OBJECTION
EPF/0872/19	7 Albert Terrace	Proposed rear conservatory	NO OBJECTION
EPF/0873/19	95 Princes Road	Proposed loft conversion with a rear dormer. First floor front bedroom extension and first floor rear extension.	OBJECTION – Concerns that the loft conversion drawings do not seem to tie in with the existing roof line from the street scene
EPF/0896/19	138 Loughton Way	Proposed single storey rear extension.	NO OBJECTION
EPF/0578/19 TPO	16 Forest Edge	TPO/EPF/22/02: T1 Sycamore – Crown reduce by 2m, as specified	TREE WORDS
EPF/0761/19 TPO	89 Ardmore Lane	TPO/EPF/11/91 (Ref: G1) 1 x Oak – Crown reduce and remove two branches, as specified. Crown thin by 10%.	TREE WORDS

REFUSE PERMISSION

EPF/0278/19	2 River Road	Proposed new two storey dwelling in the land to the side of the existing dwelling.	OBJECTION – Overdevelopment of site. Additional overlooking to 4 properties creating loss of privacy. Loss
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			of existing amenity space to number 2. Insufficient amenity space for proposed 2a. New crossover is in a dangerous position where existing double yellow lines are in place
EPF/0281/19	2 River Road	Proposed new three storey dwelling in the land to the side of the existing dwelling.	OBJECTION – Overdevelopment of site. Additional overlooking to 4 properties creating loss of privacy. Loss of existing amenity space to number 2. Insufficient amenity space for proposed 2a. New crossover is in a dangerous position where existing double yellow lines are in place
EPF/0444/19	8 Russell Road	Two single storey rear extensions.	NO OBJECTION
EPF/0700/19	9 Osborne Road	Proposed two storey rear extension	OBJECTION – Overdevelopment of site, building would dominate the site. Adverse effect to site with loss of amenity space. Concerned negative impact on biodiversity. Concerned negative impact on green infrastructure. Concerned this site proposal would set precedent of boundary to boundary development. Overbearing first floor to no. 7 Hills Road

LAWFUL

EPF/0628/19 CLD	4 Osborne Road	Application for a Lawful Development Certificate for a proposed erection of a loft conversion including rear dormers.	COMMENT – Appears to be two parts to the construction
EPF/0724/19 CLD	12 Hills Road	Application for a Lawful	COMMENT –

		Development Certificate for a proposed loft conversion with a hip to gable end roof, box dormer, assemblies to the rear and roof windows to the front slope.	Detrimental effect to the street scene and causing imbalance to the roof of adjoining property.
EPF/0854/19 CLD	10 Farm Way	Application for a Lawful Development Certificate for a proposed hip to gable and roof dormer to the rear of the roof.	COMMENT – Concerns over visual impact of the roof scape to the street scene.

PRIOR APPROVAL NOT REQUIRED

EPF/0467/19 PDE	77 Chestnut Avenue	Notification for a Prior Approval for a proposed rear extension measuring 4.5 metres deep, height to eaves 3 metres and a maximum height of 3.2 metres.	NO COMMENT
EPF/0892/19 PDE	138 Loughton Way	Prior approval application for a 4.5 metre deep single storey rear extension, height to eaves 2.8 metres and overall height of 3 metres.	NO COMMENT
EPF/1129/19 PDE	8 Maple Close	Prior approval application for a 6m deep single storey rear extension, height to eaves 3m and overall height of 3.6m.	NO COMMENT