

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.05pm ON THURSDAY 14th February 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

182/18 PRESENT

Cllrs: Mrs S Patel (Chair)
Mr B Nagpal
Mr N Wright

Also present: Cllr A Patel (EFDC)
1 Member of the public

In attendance: Mr K O'Brien (Clerk)
Mrs L Petyt-Start (Clerk Designate)
Mrs L Tettmar (Admin & Finance Asst)

183/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mr K Williamson, Cllr Mr S Clark, Cllr Mrs J Forker-Clark, Cllr Mr S Neville and Cllr Miss G Reynolds.

184/18 DECLARATIONS OF INTEREST

There were no declarations of interest from Members in any item on the agenda.

185/18 MINUTES

The minutes of the meeting held on 31st January, circulated, were approved and the Chairman authorised to sign them.

186/18 PUBLIC PARTICIPATION

Cllr A Patel spoke regarding Agenda Item 9 – Junction Protection.
1 Member of the public spoke regarding EPF/0048/19 – 89 Palmerston Road.

187/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Letters from EFDC regarding Planning Appeals on EPF/2307/18 – 31 St Johns Court.

Email from resident regarding EPF/3363/18 – 44 Russell Road.

Email from EFDC Licensing for Warren Wood Public House.

Email from Cllr A Patel regarding Agenda Item 9 – Junction Protection.

Email from Cllr S Neville regarding Agenda Item 9 – Junction Protection.

Email from Cllr J Forker-Clark regarding EPF/3184/18 – 34 Chestnut Close.

Cllr A Patel left the meeting during this agenda item.

188/18 PLANNING APPLICATIONS

EPF/0048/18 – 89 Palmerston Road, was brought forward but for consistency is recorded in its original listed order.

(a) Planning List dated 25 January 2019

EPF/0010/19	40 Chestnut Close Buckhurst Hill Essex IG9 6EL Increase in width of loft conversion, rear box dormer, pitched roof to rear extension & replace existing porch. (amendment to EPF/2740/17). No objection	Mr Suki Reehal
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EPF/0022/19	15 Cascade Close	Mr Grant
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Buckhurst Hill
IG9 6DY
Single storey side extension.
No objection

EPF/0107/19 TPO 18 Fairlands Avenue Yasser Sheikh
Buckhurst Hill
IG9 5TF
TPO/EPF/24/84 (Ref: T1)
T1 Oak - Reduce peripheral laterals by up to 2m, crown lift to 4m
above ground level, crown thin by 20% and remove sucker growth,
as specified.
**BHPC recognises the importance of 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 therefore defers to the District Council's
arboculturalist unless the application rests on the issue of
visual amenity alone.**

EPF/3039/18 The Ridings Mr Wilce
Manor Road
Loughton
IG10 4RP
Demolition of a two-storey 5 bedroom house and construction of
two new two-storey plus roof accommodation apartment blocks, of
7 units each, with associated basement car parking.
**No objection but significant concerns with the ingress and
egress on to Manor Road.
Members strongly feel that there should be consideration of a
condition requiring a separate entrance. Would recommend
either egress from the existing entrance onto manor Road with
ingress on a separate entrance further along Manor Road.**

EPF/3295/18 98 Palmerston Road Choudhury
Buckhurst Hill
IG9 5LG
Part single part two storey rear extension.
No objection

EPF/3363/18 44 Russell Road Mr Paul Halama
Buckhurst Hill
IG9 5QE
New rear extension to lower ground floor and ground floor.
Withdrawn by applicant

EPF/3378/18 3 Salisbury Gardens Mrs Elisabeth Tucker
Buckhurst Hill
IG9 5ER
Two storey side extension.
No objection

Planning List dated 1 February 2019

EPF/0029/19 12 High Road Mr Arslan Fazal
Buckhurst Hill
Essex
IG9 5HP
Demolition of front shed and part single, part double rear storey
Extension
No objection

EPF/0048/19 89 Palmerston Road Mr Robert Duncan
Buckhurst Hill
IG9 5NH

Change of use of residential dwelling (C3) to a business use (A2) including demolition of existing single storey garage, re-landscaping to enable parking provision of up to 5 cars, further re-landscaping at rear of property to drain and infill existing swimming pool, extension of existing dropped kerb, minor internal remodelling & redecorating. **No objection however, members would not wish to see the premises changed to A3 use in the future. Would like to see a condition added to this affect.**

1 member of the public left the meeting at the conclusion of this item.

EPF/0145/19	Daiglen School 68 Palmerston Road Buckhurst Hill IG9 5LG Erection of 106.1sqm detached, timber-framed flat-roofed classroom building for D1 educational use on school site Objection Members feel strongly about the significant loss of amenity space ie the children's playground resulting from this development and the resultant negative impact on the school children as a consequence. Significant concerns regarding the increase in the capacity of the school generated would exacerbate the already existing major parking and traffic flow issues.	Ms Patricia Dear
EPF/0175/19	26 Scotland Road Buckhurst Hill Essex IG9 5NR Single storey side/front extension and front porch No objection	Mr & Mrs RE Clayton
EPF/0183/19	37 Forest Edge Buckhurst Hill IG9 5AE Proposed hip to gable & rear dormer loft conversion. No objection	Mr Lee Harman
EPF/0170/19 CLD	6 Crown Close Brook Road Buckhurst Hill IG9 5FE Application for a Lawful Development Certificate for a proposed single storey rear extension. No comment	Mr Anil Panchal
EPF/0227/19 PDE	95 Princes Road Buckhurst Hill IG9 5DZ Prior approval for a 6 metre deep single storey rear extension, height to eaves 2.6 metres and overall height of 3.0 metres. No comment	Mr Barry Liles

Planning List dated 8 February 2019

EPF/0231/19 TPO	95 Ardmore Lane Buckhurst Hill Essex IG9 5SB TPO/EPF/11/91 (Ref: T22) T1: Oak - Crown reduce height by 2m, spread by up to 3m, as specified. Crown lift to 5m from ground level. BHPC recognises the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods.	Mr Andrew Smith
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The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree. The Committee therefore defers to the District Council's arboculturalist unless the application rests on the issue of visual amenity alone.

EPF/0148/19	1 Trent Road Buckhurst Hill IG9 5RT Single storey side extension. No objection	Mr & Mrs Shaun & Samantha Harrison
EPF/0223/19	33 Hurst Road Buckhurst Hill IG9 6AB Small single storey extension with gable ended pitched roof to create an enlarged lobby serving main entrance. No objection	Mr Tim O'Brien
EPF/0241/19	5 Field Close Buckhurst Hill IG9 5AQ Proposed loft conversion with rear & side dormer. No objection	Mr Mahendran Lakshman
EPF/0229/19	First Floor, 102-104 Queens Road Buckhurst Hill IG9 5BS Change of use of first floor from B1 offices to D1 orthodontic/dental surgery. No objection	Mr M Patel

(b) Members considered a response to the Planning Inspectorate in relation to an appeal being considered by them for EPF/2307/18 – 31 St Johns Court, and their comments remain:

Objection

Decking does not appear to be in accordance with original specification. Concerns over impact of decking height to neighbour at 32.

189/18 PLANNING DECISIONS

There were 16 decisions, on applications previously considered which are shown at Appendix A. Circulated.

190/18 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

191/18 JUNCTION PROTECTION

Members considered a request from Cllr Aniket Patel (EFDC) to submit a blanket application for Junction Protection at sites across Buckhurst Hill. It was felt that a priority list should be drawn-up in conjunction with Cllr A Patel before submission of an application(s). This was unanimously AGREED.

192/18 PLANNING ITEMS OF CONCERN

71-73 Queens Road – it was reported that there is scaffolding protruding onto the pavement and that the building works that are currently going on are not being built to plan. The Clerk to investigate and report.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.35pm

Chairman

Date

DRAFT

APPENDIX A

EFDC PLANNING DECISIONS 1 January to 31 January 2019 for P&E 14/02/19

GRANT PERMISSION

EPF/3000/18	45 Forest Edge	Single storey side extension.	NO OBJECTION
EPF/3018/18	44 Westbury Lane	Erection of a first floor extension to the rear/side of detached dwelling plus alterations to the rear elevation and internal works.	NO OBJECTION
EPF/3190/18	14 Alfred Road	Single storey rear extension built on the footprint of existing extension, plus a single storey side extension.	NO OBJECTION
EPF/3201/18	Roding House, First Floor, 2 Victoria Road	Change of use of first floor from use as Yoga Studio (Class D2 – assembly and leisure), to use as office (Class B1).	NO OBJECTION
EPF/3203/18	2 Gladstone Road	First floor rear extension.	NO OBJECTION

REFUSE PREMISSION

EPF/1974/18	46 Russell Road	New rear extension to lower ground floor, ground floor and side extension to side first floor and second floor (loft).	OBJECTION – Overdevelopment of site.
EPF/3056/18	White Lodge, 61 Westbury lane	Replacement of existing chalet style dwelling with a terrace of x 3 dwellings with associated parking and vehicular crossover.	OBJECTION – Overdevelopment of site, Bulky appearance to the street scene. There should be 2 parking spaces per dwelling. Way forward for the development should be to reverse the top floor, ie bathrooms to be at rear of properties. Would feel more inclined to approve a scheme of two dwellings rather than three.
EPF/3099/18	10 Woodside	Change of pitch roof over swimming pool to flat roof balcony.	NO OBJECTION
EPF/3202/18	19 Palmerston Road	Erection of an outbuilding	OBJECTION – Insufficient sensible access for vehicles to be parked in the garage.

LAWFUL

EPF/3062/18 CLD	2 Gladstone Road	Application for a Lawful Development Certificate for proposed detached playroom.	COMMENTS – Concerns that playroom is not attached to the main dwelling and that the access is off the street. Concerns of
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			probity given the history of previous applications.
EPF/3129/18 CLD	61 Rous Road	Certificate of Lawful Development for a proposed single storey rear extension.	NO COMMENT
EPF/3170/18 CLD	78 High Road	Application for a Lawful Development Certificate for a proposed dining room/kitchen extension.	NO COMMENT
EPF/3204/18 CLD	32 Forest Edge	Application for a Lawful Development Certificate for a proposed removal of an existing side dormer and conversion of hip to gable roof and construction of a new rear dormer with Juliet balcony.	NO COMMENT

PRIOR APPROVAL REQUIRED AND GRANTED

EPF/3184/18 PDE	34 Chestnut Close	Application for prior approval for a proposed 5m deep single storey rear extension, height to eaves 2.950m and overall height of 3.730m	NO COMMENT
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PRIOR APPROVAL NOT REQUIRED

EPF/2877/18 PDE	8 Loughton Way	Application for prior approval for a 6 metre deep single storey rear extension, height to eaves 3 metres and overall height of 3 metres	COMMENT – Unable to make a decision due to poor quality drawings again
EPF/3406/18 PDE	136 Loughton Way	Larger home extension for 6m deep single storey rear extension, 2.95m eaves and 2.95m height	NO COMMENT