

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 14 March 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 204/18 PRESENT

Cllrs: Mr K Williamson (Chair)  
Mrs S Patel (Vice Chair)  
Mr S Clark  
Mr B Nagpal  
Miss G Reynolds

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

### 205/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mrs J Forker-Clark Clark and Cllr Mr N Wright.

### 206/18 DECLARATIONS OF INTEREST

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

### 207/18 MINUTES

The minutes of the meeting held on 28 February 2019, circulated, were approved and the Chairman authorised to sign them.

### 208/18 PUBLIC PARTICIPATION

There were no members of the Public present.

### 209/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Letter from EFDC regarding the renumbering of property adjacent to 46 Roding Lane to 46A Roding Lane.

Letter from EFDC regarding the renumbering of 1 residential flat at Regency house to Flat 1 Regency House, Kings Place.

### 210/18 PLANNING APPLICATIONS

#### Planning List dated 1 March 2019

EPF/0256/19	102 Forest Edge Buckhurst Hill Essex IG9 5AB Proposed first floor and gable roof extension with full width box dormer assembly to rear roof pitch. <b>No objection</b>	Mr Gabriel Amodio
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EPF/0360/19	2 Gladstone Road Buckhurst Hill Essex IG9 5SW Proposed increase of height of an outbuilding. <b>Objection</b> <b>The submitted drawings are exactly the same as the previous application – EPF/3062/18 with merely a height measurement added.</b> <b>We see no reason to change our comments provided on EPF/3062/18 which was deemed lawful.</b> <b>The damp proof course to the ancillary building can be addressed without the necessity to raise the roof level.</b>	Mrs Dorota Marcewic
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EPF/0430/19	102 Forest Edge Buckhurst Hill Essex IG9 5AB Demolition of existing detached garden room and erection of single storey rear extension. <b>No objection</b>	Mr Gabriel Amodio
EPF/0380/19 CLD	9 Osborne Road Buckhurst Hill IG9 5RR Application for a Lawful Development Certificate for a proposed first floor rear extension. <b>Comment</b> <b>Concerns over percentage of rear garden being developed</b>	Ms Janice Webber
EPF/0423/19 CLD	3 Mountbatten Court Buckhurst Hill IG9 6DH Application for a Lawful Development Certificate for a proposed replacement of an existing porch to site new downstairs w/c. <b>No comment</b>	Mr & Mrs ShaneMcCalister
EPF/0523/19 PDE	216 Forest Edge Buckhurst Hill Essex IG9 5AF Prior approval for a 6 metre deep single storey rear extension, height to eaves 2.5 metres and overall height of 3.6 metres <b>No comment</b>	Mr R Limbachia

**Planning List dated 8 March 2019**

EPF/0180/19	146 Princes Road Buckhurst Hill IG9 5DW Single storey side & front extension with conversion of existing garage into a habitable space. <b>No objection</b>	Mr Matthew Richards
EPF/0572/19 PDE	7 Maple Close Buckhurst Hill Essex IG9 6HW Prior approval for a 4.0 metre deep single storey rear extension, height to eaves 2.98 metres and maximum height 3.21 metres (existing conservatory removed). <b>No comment</b>	Mr & Mrs P Skippen

**211/18 PLANNING DECISIONS**

There were 11 decisions, on applications previously considered, circulated, which are shown at Appendix A.

**212/18 ENFORCEMENT**

(a) There were no new Enforcement Cases notified from EFDC.

(b) It was brought to the attention of Members by the Clerk, that the Parish Office Team have been experiencing problems when dealing with the EFDC Enforcement Team. Issues are reported and often, despite chasers, there is no feedback information emanating from EFDC Enforcement. This has been particularly highlighted on one enforcement issue where independently the Parish Office Team and a District Councillor reported the same potential enforcement matter. The Parish Office Team reported the issue but received no responses whatsoever, despite chasers. The District Councillor in question copied-in the Clerk to an email he had sent to EFDC Enforcement that clearly showed a long dialogue with the District Councillor. Although clearly, the Parish Office Team have no issue with the District Councillors involvement, they feel that EFDC Enforcement should have made them aware of the same information that they had provided to the District Councillor. The Clerk sought Councillors approval for him to write a letter of complaint to Nigel Richardson at EFDC. This was unanimously AGREED.

**213/18 PLANNING ITEMS OF CONCERN**

**Road repairs** – Cllr Clark noted that the roads that are due to be repaired by Essex Highways, Queens Road, Kings Avenue & Princes Road are all in the West Ward and that there are roads in the East Ward that are in a bad state of repair also. The Clerk advised that these roads had been given priority because a) Queens Road is the main commercial road and the heart of Buckhurst Hill and b) the other two are in the immediate proximity. The Clerk also advised that there are schemes on the APF list for the East Ward and these will be addressed in due course.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.40pm

Chairman .....

Date .....

**APPENDIX A**

**EFDC PLANNING DECISIONS 1 February to 28 February 2019 for P&E 14/03/19**

**GRANT PERMISSION**

EPF/3214/18	122 Forest Edge	Proposed side extension to first floor.	NO OBJECTION
EPF/3275/18	120 Princes Road	Proposed first floor rear extension.	NO OBJECTION
EPF/3361/18 TPO	2 Hawsted, High Road	TPO/EPF/11/93 T1 Oak: Reduce spread and thin upper crown, as specified T2 Pine: Crown lift to 6m T3 Ash: Reduce spread, as specified T4 Pine: Remove lateral, as specified	TREE WORDS

**REFUSE PERMISSION**

EPF/2483/18	48 Russell Road	Demolition of existing bungalow and erection of 5 flats.	OBJECTION
EPF/2876/18	12 Beech Avenue	Regularise height of rear extension as built (EPF/3027/17) Erection of additional timber screen trellis to rear boundary walls and raised rear garden to form patio.	NO OBJECTION
EPF/3066/18	Land rear of 198 and 200 Forest Edge	Proposed new detached three bedroom dwelling and associated amenities.	OBJECTION

**LAWFUL**

EPF/0072/19 CLD	5 Chestnut Close	Application for a Lawful Development Certificate for a proposed rear extension to existing house, attic conversion and construction of a new rear dormer, installation of a rooflight and escape rooflight to the front slope.	NO COMMENT
EPF/0258/19 CLD	102 Forest Edge	Certificate of Lawful Development for proposed loft conversion and conversion of existing garage to habitable room.	DECISION ALREADY MADE BY EFDC
EPF/3294/18 CLD	98 Palmerston Road	Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer and Juliet balcony.	NO COMMENT

**NOT LAWFUL**

EPF/0170/19 CLD	6 Crown Close, Brook Road	Application for a Lawful Development Certificate for a proposed single storey rear extension.	NO COMMENT
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**PRIOR APPROVAL REQUIRED AND REFUSED**

EPF/0068/19 PDE	48 Stradbroke Grove	Prior Approval application for a 8 metre deep single storey rear	NO COMMENT
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		extension, height to eaves 2.5 metres and maximum height of 2.5 metres. (Flat roof rear extension with glazed atriums).	
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