

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 25 April 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

233/18 PRESENT

Cllrs: Mr K Williamson (Chair)
Mrs S Patel (Vice Chair)
Mrs J Forker-Clark
Mr B Nagpal
Miss G Reynolds
Mr N Wright

Also present: 4 Members of the public

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

234/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr S Clark & Mr S Neville as he would be attending the Full Council meeting at EFDC.

235/18 DECLARATIONS OF INTEREST

Cllr Mrs S Patel declared an interest in item EPF/0278/19 & EPF/0281/19 – 2 River Road and confirmed she would leave the room whilst these were being discussed.

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

2 Members of the Public arrived during this agenda item

236/18 MINUTES

The minutes of the meeting held on 11 April 2019, circulated, were approved and the Chairman authorised to sign them.

237/18 PUBLIC PARTICIPATION

2 Members of the public spoke regarding EPF/0278/19 & EPF/0281/19 – 2 River Road.

1 Member of the public spoke regarding EPF/0742/19 – 66 Princes Road.

1 Member of the public spoke regarding building work currently being carried out on a property in Westbury Lane.

Cllr G Reynolds arrived during this agenda item

1 Member of Public left the meeting at the end of this Agenda item.

238/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Letter from EFDC regarding a Planning Appeal on EPF/2891/18 – 142 Buckhurst Way.

Emails from 3 residents objecting to EPF/0278/19 & EPF/0281/19 – 2 River Road.

The Clerk advised the meeting that she had received updates on the pot hole completion schedule and the road resurfacing schemes.

The Clerk advised the meeting that there had been an update from the barrister dealing with the Local Plan and the statement has been submitted and the hearing will be on 15 May 2019.

239/18 PLANNING APPLICATIONS

EPF/0278/19 & EPF/0281/19 – 2 River Road and EPF/0742/19 – 66 Princes Road were brought forward but for consistency are recorded in their original listed order.

3 members of the public left the meeting at the conclusion of these items

Planning List dated 5 April 2019

EPF/0278/19	2 River Road Buckhurst Hill IG9 6BS Proposed new two storey dwelling in the land to the side of the existing dwelling.	Mr Rodney Vitalis
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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

Planning List dated 12 April 2019

EPF/0761/19 TPO	89 Ardmore Lane Buckhurst Hill IG9 5SB TPO/EPF/11/91 (Ref: G1) 1x Oak - Crown reduce and remove two branches, as specified. Crown thin by 10%.	Christine Shawyer
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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 arboriculturalist unless the application rests on the issue of visual amenity alone.

EPF/0281/19	2 River Road Buckhurst Hill IG9 6BS Proposed new three storey dwelling in the land to the side of the existing dwelling.	Mr Rodney Vitalis
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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/0646/19	6 A Russell Road Buckhurst Hill IG9 5QJ Proposed single storey rear extension.	Ms Kate Winterbourne
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No objection

EPF/0668/19	26 Luctons Avenue Buckhurst Hill IG9 5SG Demolition of a conservatory & garden shed, new replacement extension with x4 no. of skylights and bi-folding doors added to side & rear.	Mrs Kate Stockdale
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No objection

EPF/0724/19 CLD	12 Hills Road Buckhurst Hill IG9 5RS Application for a Lawful Development Certificate for a proposed loft conversion with a hip to gable end roof, box dormer, assemblies to the rear & roof windows to the front slope.	Mr Daniel Nixon
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Comment
Detrimental effect to the street scene and causing imbalance

to the roof of adjoining property

EPF/0735/19 CLD	4 A Thaxted Road Buckhurst Hill IG9 6AW Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer & roof light windows to the front. No comments	Mrs Katie Marshall
EPF/0892/19 PDE	138 Loughton Way Buckhurst Hill IG9 6AR 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 comments	Mr M Monim

Planning List dated 18 April 2019

EPF/0796/19 TPO	Ibrox Court Palmerston Road Buckhurst Hill IG9 5LN TPO/EPF/13/88 (Ref: T1) T17: Birch - Fell and replant, 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 objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that is causing significant damage to habitable rooms in a residential property The Committee therefore defers to the District Council's arboculturalist unless the application rests on the issue of visual amenity alone.	Remi Akinkunle
EPF/0965/19	Ibrox Court Palmerston Road Buckhurst Hill IG9 5LN TPO/EPF/13/88 (Ref: G1 & W1) G1 & G15: Mix of Sycamore, Lime, Horse Chestnut & Plane - Pollard to previous points. 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.	Remi Akinkunle
EPF/0742/19	66 Princes Road Buckhurst Hill IG9 5DZ Proposed two storey rear extension. No objection	Mr P Kilbane
EPF/0811/19	14 Holly Close Buckhurst Hill IG9 6HT Proposed part single & part two storey rear and side extension. No objection	Mr & Mrs Francis
EPF/0855/19	10 Farm Way Buckhurst Hill	Mrs Jenni Kelly

APPENDIX A

EFDC PLANNING DECISIONS 1 March to 31 March 2019 for P&E 25/04/19 GRANT PERMISSION

EPF/0010/19	40 Chestnut Close	Increase in width of loft conversion, rear box dormer, a pitched roof to a flat roof to rear extension and replace existing porch (amendment to EPF/2740/17).	NO OBJECTION
EPF/0022/19	15 Cascade Close	Single storey side extension.	NO OBJECTION
EPF/0029/19	12 High Road	Demolition of front shed and erection of part single, part double storey rear extension.	NO OBJECTION
EPF/0048/19	89 Palmerston Road	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 and redecorating.	NO OBJECTION HOWEVER, MEMBERS WOULD NOT WISH TO SEE THE PREMISIES CHANGED TO A3 USE IN THE FUTURE. WOULD LIKE TO SEE A CONDITION ADDED TO THIS AFFECT.
EPF/0175/19	26 Scotland Road	Single storey side/front extension and front porch.	NO OBJECTION
EPF/0183/19	37 Forest Edge	Proposed hip to gable and rear dormer loft conversion.	NO OBJECTION
EPF/0223/19	33 Hurst Road	Small single storey extension with gable ended pitch roof to create an enlarged lobby serving main entrance.	NO OBJECTION
EPF/0229/19	First Floor, 102-104 Queens Road	Change of use of first floor from B1 offices to D1 orthodontic/dental surgery.	NO OBJECTION
EPF/0241/19	5 Field Close	Proposed loft conversion with rear and side dormer.	NO OBJECTION
EPF/0260/19	66 High Road	Single storey rear extension including removal of existing conservatory, wc and	NO OBJECTION

		part side extension.	
EPF/0317/19	4 Elm Close	Proposed single storey rear extension.	NO OBJECTION
EPF/3295/18	98 Palmerston Road	Part single, part two storey rear extension.	NO OBJECTION
EPF/3378/18	3 Salisbury Gardens	Two storey side extension.	NO OBJECTION
EPF/0107/19 TPO	18 Fairlands Avenue	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.	TREE WORDS

REFUSE PREMISSION

EPF/0148/19	1 Trent Road	Single storey side extension.	NO OBJECTION
EPF/0310/19	124 Queens Road	Retrospective application for rear patio and horizontal fencing and wall to patio.	OBJECTION
EPF/0314/19	95 Princes Road	Proposed two storey rear extension, loft conversion with dormer window, first floor front extension and front vehicle access for 1 car.	OBJECTION

NOT LAWFUL

EPF/0030/19 CLD	12 High Road	Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer including Juliet balcony and change of roof profile from hip to gable.	COMMENT – CONCERNS OVER AN IMBALANCED DESIGN THAT WILL BE VISIBLE FROM THE STREET.
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PRIOR APPROVAL NOT REQUIRED

EPF/0227/19 PDE	95 Princes Road	Prior approval application for a 6 metre deep single storey rear extension, height to eaves 2.6 metres and overall height of 3 metres.	NO COMMENT
EPF/0357/19 PDE	3 Beech Avenue	Notification for prior approval for a 4m & 3.5m deep single storey rear extension, height to eaves 2.9m and overall height of 3.5m	

