

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 5th July 2018 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

021/18 PRESENT

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

Also present: 8 Members of the public.

In attendance: Mr K O'Brien (Clerk)

022/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Miss G Reynolds and Cllr Mr N Wright.

023/18 DECLARATIONS OF INTEREST

All members of this Committee declared a non-pecuniary interest in EPF/1610/18 – Forest Place as the applicant is known to them.

Cllr Neville declared a non-pecuniary interest in agenda item 7, Planning Applications; as a District Councillor he is a member of Area Planning Sub-Committee South.

Cllrs Forker-Clark & Clark declared a non-pecuniary interest in item 9, as they are residents of Cascade Close and most of the attendees are known to them.

Cllr Patel arrived during this item.

024/18 MINUTES

The minutes of the meeting held on 21 June, circulated, were approved and the Chairman authorised to sign them.

025/18 PUBLIC PARTICIPATION

5 Members of the Public spoke on item 9 – Parking issues in Cascade Close.

1 Member of the Public spoke in relation to EPF/1613/18CLD – 31 Roebuck Lane.

1 Member of the Public spoke about Streetlights being switched off late at night and the vulnerability of Women especially.

Cllr Nagpal arrived during this item.

026/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Correspondence received from EFDC regarding Planning Appeals on EPF/3124/16 – 154 Princes Road; EPF/1064/17 – Braeside School and PL/IA/EPF/0339/18 (Householder) – 2 Gladstone Road.

Email received from Cllr Neville in relation to agenda item 9.

Cllr S Clark arrived during this agenda item.

At this point in the meeting agenda item 9 was brought forward but for consistency is recorded in its original listed order.

5 Members of the public left the meeting at the conclusion of this item

027/18 PLANNING APPLICATIONS

EPF/1613/18CLD– 31 Roebuck Lane was brought forward but for consistency is recorded in its original listed order.

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

Planning List dated 22 June 2018

EPF/1428/18	6 The Stables Buckhurst Hill IG9 5RQ Two storey rear extension and single storey rear extension. No objection.	Mr Daniel Kendrick
EPF/1443/18	23 Amberley Road Buckhurst Hill Essex IG9 5QW Two storey side extension, single storey rear extension and loft conversion No objection.	Mr Chris Wright
EPF/1488/18	31 St Johns Court Buckhurst Hill IG9 5SP Retention of raised decking area. No objection.	Mr Yenamandra
EPF/1516/18	1- Ardmore Place Ardmore Lane Buckhurst Hill IG9 5PN TPO/EPF/17/83: A1. TG1: T1 & T3: Portuguese Laurel - Crown reduce to 3 metres height & lateral spread to balance shape. TG1: T2 Holly – Lightly crown reduce, 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 arboriculturalist unless the application rests on the issue of visual amenity alone.	Ms Fiona Critchley
EPF/1517/18 TRE	2- Ardmore Place Ardmore Lane Buckhurst Hill IG9 5PN TPO/EPF/17/83: A1. T3 Holly: Crown reduce height by 2 metres & lateral spread to balance shape. T4: Hornbeam: Crown reduce to previous pruning points, removing up to 1m of branch length. 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.	Ms Fiona Critchley

The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.

EPF/1444/18 CLD 34 Scotland Road Mr Clive Robins
Buckhurst Hill
IG9 5NR
Certificate of lawful development for a proposed outbuilding.
No comment.

Planning List dated 29 June 2018

EPF/1453/18 142 Buckhurst Way Mr Balwinda Chahal
Buckhurst Hill
Essex
IG9 6HP
Extension to form new first floor and conversion into two, four bedroom, semi-detached houses.
Objection.
The proposed development is out of keeping with the street scene.
The height of the roofline and overall size and mass of the development provides a negative visual impact.
Overdevelopment of site.
Poor standard of amenity to potential residents.

EPF/1610/18 Forest Place Mr J Patel
Roebuck Lane
Buckhurst Hill
IG9 5QL
Application for variation of condition 2 'plan numbers' on planning application EPF/1957/15 (Demolition of two storey building fronting Roebuck Lane, single storey detached building and detached house adjoining boundary with Linders Fields Nature Reserve. Redevelopment comprising a 2.5, 3 and 4 storey development with basement to create 125 new care units ant the application site, together with ancillary medical and recreational facilities and single storey courtyard development. Retention of existing 40 bed facility in Maple Unit. Creation of 57 parking spaces including two level car parking for 40 vehicle in north eastern corner of the site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane). Amendments to design of building and parking layout, together with construction of access way, erection of privacy fencing and erection of outbuildings and bin storage.
Objection.
It appears that the ridge line is now higher than the approved scheme, if that is correct then we object.

We have no other objections on the other changes.

EPF/1613/18 CLD 31 Roebuck Lane Mr M Cameron
Buckhurst Hill
Essex
IG9 5QN
Certificate of Lawful Development for proposed alteration to roof from hip to gable both sides with rear dormer.

No comment.

028/18 PLANNING DECISIONS

There were no decisions on planning applications from EFDC.

029/18 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

030/18 PARKING ISSUES IN CASCADE CLOSE.

Councillors discussed at length a request from residents of Cascade Road for support in calling for EFDC to remove a small green space in the close. The purpose being to facilitate "off street" parking for residents, who often cannot park near their homes. It would also ease pressure from delivery vehicles etc. Councillors unanimously AGREED to support the residents. The Clerk will write to EFDC in this regard.

031/18 PLANNING ITEMS OF CONCERN

Cascade Road – trees do not get cut back very often and residents, particularly in the bungalows, regularly have problems with blocked gutters and sap on cars. The Clerk has a meeting with EFDC on July 13 and will raise the matter, as the trees are on EFDC land.

Princes Road – Trees in the proximity of Nr. 154 are seriously overgrown. The Clerk will raise this with EFDC at the same aforementioned meeting.

Pavements along Buckhurst Way as far as Oak Rise are in a bad condition. Clerk will report to Essex Highways yet again.

Potholes – Continue to be a problem, despite regularly being notified to Essex Highways.

Cars Speeding along Loughton Way is continuing to be a problem.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.55pm

Chairman

Date