

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 23rd August 2018 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

052/18 PRESENT

Cllrs: Mr K Williamson (Chairman)
Mrs S Patel (Vice Chairman)
Mr S Clark
Mrs J Forker-Clark

Also present: Cllr R Sparrowhawk
Mr P Foxtan (BH Residents Society)
1 Member of the public.

In attendance: Miss J Taylor (Deputy Clerk)
Mrs L Tettmar (Admin & Finance Asst)

053/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr B Nagpal, Cllr S Neville, Miss G Reynolds and Cllr N Wright

054/18 DECLARATIONS OF INTEREST

Cllr K Williamson declared a non-pecuniary interest in EPF/1915/18 – 18 Stradbroke Grove, as the applicant is known to him.

055/18 MINUTES

The minutes of the meeting held on 2 August, circulated, were approved and the Chairman authorised to sign them.

056/18 PUBLIC PARTICIPATION

A member of public spoke in support for application EPF/2011/18 – St Elisabeths Church, Chestnut Avenue.

Mr P Foxtan spoke about 48 Russell Road, complained to EFDC on behalf of BH Residents Society in regards to inaccurate plans.

Also, EPF/2011/18 – St Elisabeths Church, BHRS objected to the application 3 years ago to build flats on this site, but are supportive of this change of use to offices.

057/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Letter from EFDC regarding renumbering of 3 commercial units at 158 Queens Road.

Letter from EFDC regarding Agenda Item 7 Representative to Area Planning Sub Committee South.

058/18 PLANNING APPLICATIONS

EPF/2011/18 – St Elisabeths Church, Chestnut Avenue was brought forward but for consistency is recorded in its original listed order.

Cllr R Sparrowhawk, Mr P Foxtan and member of public left the meeting at the conclusion of this item.

Planning List dated 3 August 2018

EPF/1794/18

39 Roding Lane
Buckhurst Hill
IG9 6BJ

Mr Nat Lewis

Proposed two storey front and side extension and part two storey rear extension (amendment to EPF/0452/18)

No objection

EPF/2035/18	1 Princes Way Buckhurst Hill IG9 5DU Proposed main roof alterations to provide room in roof with rear dormer to the approved dwelling house currently under construction on the land to the side of No. 1 Princes Way, Buckhurst Hill, Essex IG9 5DU (approved 19.05.17 ref: epf/0421/17 & appeal application allowed 28.03.18) No objection	Mr Bristow
-------------	---	------------

Planning List dated 10 August 2018

EPF/2110/18 TPO	Flat 17 Greenhill Buckhurst Hill IG9 5SH TPO/EPF/12/91 T37 Sycamore - reduce back to previous points. T34 Cherry - reduce by 1m all-round. BHPC recognises the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods.	Mr Tom Casey
-----------------	---	--------------

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/1915/18	18 Stradbroke Grove Buckhurst Hill Essex IG9 7LL Application for variation of condition 2 'plan numbers' on planning application EPF/2558/17 (Amendment to EPF/1248/14 two storey rear and side extension) - to omit the roof windows to the side elevation to no. 20 and the Juliet balconies to the rear, to add a hipped roof to the first floor side extension adj no. 20 with a rear window and the roof elevation to the two storey rear extension has been replaced with Dutch gable replacing the hipped dormer roof. No objection	Mr Michael Crawford
-------------	--	---------------------

EPF/1974/18	46 Russell Road Buckhurst Hill IG9 5QE New rear extension to lower ground floor, ground floor and side extension to side first floor and second floor (loft). Objection Over development of site	Mr Paul Halama
-------------	---	----------------

EPF/2011/18	St Elisabeths Church Chestnut Avenue Buckhurst Hill IG9 6EP Change of use of church to B1 office use (educational publishing - phonics). No objection	Mr Christopher Jolly
-------------	---	----------------------

EPF/2050/18	108 Queens Road Buckhurst Hill IG9 5BS Single storey side and rear extension. No objection	Ms Cecilia Comper
-------------	---	-------------------

EPF/2073/18 39 Stradbroke Grove Mrs Tracey Jones
Buckhurst Hill
IG9 5PE
Single storey rear extension, first floor rear extension, front porch
extension and garage conversion.
No objection

Mr P Foxtan returned to the meeting during this item

EPF/2100/18 9 Knighton Lane Mrs Nicola Kirkpatrick
Buckhurst Hill
IG9 5HH
A two storey side extension and a single storey rear 'infill' extension.
No objection

EPF/2117/18 18 Fairlands Avenue Mr Yasser Sheikh
Buckhurst Hill
IG9 5TF
Alterations to main roof; raising ridge level, part hip to gable roof and
Loft conversion with rear dormer & Juliet balcony and five roof lights.
No objection

Planning List dated 17 August 2018

EPF/2145/18 TPO 3 - Ardmore Place Mr & Mrs Paul & Jane Nash
Ardmore Lane
Buckhurst Hill
IG9 5PN
TPO/EPF/17/83
T1 Robinia (Ref T3) & T2 Ash (Ref: T6) - Reduce to previous points,
as specified. T3 Sycamore (Ref: A1) - Reduce height to previous
pruning points & lateral growth by up to 2.5m.
T4 Lime (Ref: A1) - Reduce height by up to 4m and lateral growth by
up to 3m.
**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/2122/18 6 Forest Side Mr Kam Dhillon
Buckhurst Hill
IG9 5SL
Loft conversion comprising alteration to main roof, 1 no. dormer to
rear and rooflight windows to front and side elevations. Re-
submission of previously rejected application Ref: PL/EPF/1285/18.
No objection

EPF/2170/18 10 The Meadway C/O Agent
Buckhurst Hill
IG9 5PG
Proposed ground and second storey rear extension.
No objection

EPF/2186/18 7 Briar Close Mr & Mrs J O'Donovan
Buckhurst Hill
IG9 5EF
Two storey side / rear extension. Part single storey rear extension.
No objection

Comments

Concerns over multiple roof lines

059/18 REPRESENTATIVE TO AREA PLANNING SUB COMMITTEE SOUTH

It was discussed at length that we need to seek clarification of the new process of Cllr attendance. Chairman and Clerk to liaise and draft a letter to send to Simon Hill at EFDC.

It was noted that after a year of the new process there will be a new consultation by EFDC, where Parish Council can then submit new comments.

It was agreed Cllr K Williamson to be the representative and reserve Cllr S Patel. It was acknowledged that other Councillors with particular interest may go in place of Chairman and Vice Chairman.

060/18 LICENSING ACT 2003

Licencing Policy 2018 previously circulated, agreed.

061/18 PLANNING DECISIONS

There were no decisions on planning applications from EFDC.

062/18 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

063/18 PLANNING ITEMS OF CONCERN

Cllr K Williamson, Cllr Patel and the Clerk will have a meeting with Nigel Richardson EFDC. The Parish Council has concerns with the handling of plans South. Mainly, 21 The Drive and 74 Loughton Way (not lawful then lawful). The Parish Council also will discuss two addresses in Buckhurst Hill where build was not in accordance to plans approved. 1 Amberley Road: larger dormers, side and front porch different to plans. 11 The Meadway: the dormers are not in accordance to the plans. Drawings also show two chimney breasts, which are now removed.

Cllr Clark stated that he would like to invite Nigel Avey to Planning and Environment meeting to discuss Cascade Road, and motorcycles on footpaths. Chairman advised that issue of motorcycles and bollards to be erected would be best suited for Full Council meeting.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.30pm

Chairman

Date

DRAFT