

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 6th September 2018 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

064/18 PRESENT

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

Also present: Cllr R Sparrowhawk
Cllr Miss S Watson
Cllr Mr N Wright
Miss J Taylor (Deputy Clerk)

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

065/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr K Williamson and Miss G Reynolds.

066/18 DECLARATIONS OF INTEREST

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

067/18 MINUTES

The minutes of the meeting held on 23 August, circulated, were approved and the Chairman authorised to sign them.

068/18 PUBLIC PARTICIPATION

There were no members of the Public present.

069/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the meeting that he had received an email from Simon Hill (Governance and Members Services Director - EFDC) that was pertinent to Agenda Item 7. He would read this email at the commencement of the item.

070/18 PLANNING APPLICATIONS

Planning List dated 24 August 2018

EPF/2158/18	25 Palmerston Road Buckhurst Hill IG9 5PA Proposed ground floor side / rear extension. No objection	Mr & Mrs Joslin
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Planning List dated 31 August 2018

EPF/2114/18	89 Princes Road Buckhurst Hill IG9 5DZ Proposed two storey rear extension. Objection Overdevelopment of site Design of rear elevation out of keeping with local properties Concerns over precedent setting	Mr Sutton
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EPF/2236/18 3 The Rise
Roding View
Buckhurst Hill
Essex
IG9 6AG
Construction of a ground floor rear extension to form dining room off existing kitchen.
No objection

EPF/2238/18 32 Chestnut Close Mr & Mrs Parminder Chana
Buckhurst Hill
IG9 6EL
Proposed hip to gable loft conversion with rear dormer.
No objection

Cllr N Wright arrived during this item.

EPF/2196/18 CLD 19 Albert Terrace Ms Carmel Prior
Buckhurst Hill
IG9 6DU
Certificate of Lawful Development for loft conversion with hip to gable, rear dormer with Juliet balcony.
No comments

EPF/2237/18 CLD 35 Chestnut Close Mr Robert Middleton
Buckhurst Hill
Essex
IG9 6EL
Certificate of lawful development for proposed loft conversion with rear dormer and Juliet balcony.
No comments

071/18 REPRESENTATIVE TO AREA PLANNING SUB COMMITTEE SOUTH

The Clerk read out an email from Simon Hill (Governance and Members Services Director), addressing the queries that Councillors had raised during the Planning meeting of 23rd August (Minute number 059/18). There then followed a lengthy discussion. It was subsequently unanimously AGREED that the Clerk write again to Simon Hill, expressing their displeasure with the new planning officer delegation guidelines. Councillors feel particularly strongly that the new delegations undermine the Planning & Environment Committee's decisions, which are derived from meticulous scrutiny of planning applications. They also fail to understand why, having given full written reasoning as to why they have objected to a scheme, that they have to attend another meeting to justify such objections.

Cllr R Sparrowhawk and Cllr S Watson arrived during this item.

072/18 PLANNING DECISIONS

There were 14 decisions, on applications previously considered which are shown at Appendix A

073/18 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

074/18 PLANNING ITEMS OF CONCERN

Cascade Road – Cllr Forker-Clark raised resident’s concerns relating to a property which was not being maintained to even a basic standard and she gave an example of significant growth of Japanese Knotweed in the front garden. She asked if the Parish Council had any powers to force the owner to tidy up and clear the site. Councillors’ confirmed that they had no such powers.

Hornbeam Road – Cllr Forker-Clark also informed the meeting that residents of a block of flats in Hornbeam Road were experiencing significant anti-social behaviour from youths congregating on the stairwell and lobby area. EFDC apparently have refused to install security doors due to cost (understood to be circa £40,000). Was there any way the Parish Council could help? The Chairman and Clerk confirmed that the police were aware of the problem and were regularly attending and moving the youths on. Councillors’ also confirmed that they would lobby EFDC for a solution.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.10pm

Chairman

Date

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APPENDIX A

EFDC PLANNING DECISIONS 1 August to 31 August for P&E on 6 September 2018

GRANT PERMISSION

EPF/1652/18	51 Palace Gardens	Proposed Juliet balcony at ground floor rear.
EPF/1663/18	19 Palmerston Road	Hip to gable loft conversion with front and rear dormer, two storey side extension and two storey rear extension.
EPF/1762/18	145 Ardmore Lane	Ground floor side and rear extension.
EPF/1855/18	162 Princes Road	Ground and first floor rear extension.
EPF/1903/18	69 Alfred Road	Ground floor single storey side and rear extension.
EPF/1819/18	2 Russell Road	TPO/EPF/58/09: T1 Oak - Reduce lateral branches, as specified. Remove regrowth from previous pruning cuts, throughout crown. Remove epicormic growth.

REFUSE PERMISSION

EPF/1214/18	Tymba, 10 Fernside	Two storey front and rear extensions, loft conversion with 3 front dormers and raised patio area to rear.
EPF/1543/18	12 Farm Way	Retrospective application for rear dormer.
EPF/1740/18	33 Amberley Road	The enlargement of the first floor front gable to the existing house at 33 Amberley Road and at the dwelling approved under reference EPF/1426/17 (two storey one bedroom end terrace dwelling) in order to create an additional bedroom for both dwellings.

LAWFUL

EPF/1613/18 CLD	31 Roebuck Lane	Certificate of Lawful Development for proposed alteration to roof from hip to gable both sides with rear dormer.
EPF/1666/18 CLD	2 Knighton Lane	Certificate of Lawful Development for proposed loft conversion with two hip to gable roofs, two rooflights to front elevation and rear dormer.
EPF/1811/18 CLD	21 River Road	Certificate of Lawful Development for proposed single storey rear extension, front porch and rear dormer window in a loft conversion with Juliet balcony.
EPF/1845/18 CLD	86 Forest Edge	Certificate of Lawful Development for proposed hip to gable roof extension, rear dormer with Juliet balcony in connection with a loft conversion.

PRIOR APPROVAL REQUIRED AND REFUSED

EPF/1849/18 PDE	162 Princes Road	Prior approval application for a proposed 6m deep single storey rear extension, height to eaves 2.6m and maximum height of 2.9 m.
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