

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 20th September 2018 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

075/18 **PRESENT**

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

Also present: Cllr Mrs J Share-Bernia (Part)
Miss J Taylor (Deputy Clerk)
14 Members of the public

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

076/18 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

077/18 **DECLARATIONS OF INTEREST**

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.

Cllr Nagpal arrived during this agenda item

078/18 **MINUTES**

Although the circulated Minutes from the 6th September were agreed to be accurate, due to an administrative oversight there was not an official version available for signing. They will be made available for the next meeting on the 4th October.

Cllr Patel arrived during this agenda item

079/18 **PUBLIC PARTICIPATION**

1 member of the public spoke supporting EPF/2390/18 – 72 Princes Road.
2 members of the public spoke supporting Agenda Item 7d Blackmore Road, Buckhurst Hill – Proposed junction protection.
1 member of the public spoke supporting Agenda Item 7e The Windsors, Buckhurst Hill – proposed Zig zag outside school, single yellow line and pay by phone
1 member of the public spoke regarding the parking problems in Lower Queens Road caused by commuters parking after the opening of the gates at B.H. station on the East side.

1 member of the public arrived during this item

080/18 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Clerk advised the meeting that the Office had received an email from a neighbour objecting to EPF/2307/18 – 31 St Johns Court.

081/18 **PLANNING APPLICATIONS**

EPF/2390/18 – 72 Princes Road 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

(a) Planning List dated 7 September 2018

| | | |
|-----------------|--|------------------|
| EPF/2276/18 | 86 Loughton Way Buckhurst Hill IG9 6AH Single storey rear infill extension. No objection | Mrs Komal Patel |
| EPF/2278/18 | 3 Beech Avenue Buckhurst Hill IG9 5JA Single storey rear extension and front porch. No objection | Mr K Bagga |
| EPF/2296/18 | Pantiles 13 The Drive Buckhurst Hill IG9 5RB Demolition of existing dwelling, and construction of new 2 storey dwelling with basement (as a revision to previously approved EPF/0694/18 by way of change to shape of part basement area, and provision of roof light windows to loft area). No objection | Mr & Mrs Nash |
| EPF/2307/18 | 31 St Johns Court Buckhurst Hill IG9 5SP Retention of raised decking area, with addition of obscure glazed screens to sides. Objection Decking does not appear to be in accordance with original specification. Concerns over impact of decking height to neighbour at 32. | Mr Yenamandra |
| EPF/2390/18 | 72 Princes Road Buckhurst Hill IG9 5DZ Proposed 2m deep single storey ground floor rear extension No objection | Mr & Mrs Shelley |
| EPF/2277/18 CLD | 86 Loughton Way Buckhurst Hill IG9 6AH Certificate of lawful development for a proposed hip to gable extension & construction of a loft conversion with rear dormer and Juliet balcony. No comment | Mrs Komal Patel |

Planning List dated 14 September 2018

| | | |
|-------------|---|------------|
| EPF/2424/18 | 93 High Road Buckhurst Hill Essex IG9 5SN T1) LIME – Reduce height by 3.0m and lateral growth by 2.0-2.5m to Shape crown T2) Yew – Reduce height by 3.0m and lateral growth by up to 1.5m 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. | Mrs Scoula |
|-------------|---|------------|

EPF/2441/18 Almond Court Almond Court Buckhurst Hill Management Lt
19 Westbury Lane
Buckhurst Hill
Essex
IG9 5PL
Provide hard standing for cars on the area in front of the building
No objection to the hardstanding.
Would like to see a condition the materials used should be porous.

EPF/2262/18 CLD 51 Palace Gardens Mr & Mrs Mark & Rebecca Scott
Buckhurst Hill
IG9 5PQ
Certificate of Lawful Development for a proposed side extension.
No comment

EPF/2355/18 33 Chestnut Close Mrs Anne Lynch
Buckhurst Hill
IG9 6EL
Garage conversion
Objection
The proposed conversion is out of character in terms of its appearance compare with neighbouring properties, in terms of the flat roof. Would like to see a properly designed roof.

EPF/2437/18 37 Forest Edge Mr Lee Harman
Buckhurst Hill
IG9 5AE
Certificate of Lawful Development for proposed hip to gable & rear dormer loft conversion
Comment
Unhappy with rear dormer that bisects an existing dormer which in turn leads to a fragmented roof.

(b) Amended application on EPF/1757/18 – Land opposite, 3 Ardmore Place, was reconsidered by members as requested by EFDC and their comments are:
Cllrs acknowledged that the development has been moved further back from the road, however the other remaining objections to the scheme remain:
Overdevelopment of site on the plot and overall development. Lack of amenity space. Obvious loss of trees and lack of a tree survey. Narrow private road, concerns over increased traffic flow. Out of keeping with existing dwellings in area.

Cllr Share-Bernia arrived during this agenda item

082/18 PROPOSED PARKING RESTRICTION SCHEMES

These proposed parking restriction schemes were brought forward but for consistency are recorded in their original listed order.

Members considered the proposals for five proposed parking restriction schemes for Buckhurst Hill and to agree the responses to EFDC:

- a) Stag Lane, Buckhurst Hill – Proposed resident permit scheme
- b) Palace Gardens Buckhurst Hill – Proposed resident permit scheme
- c) Epping New Road, Buckhurst Hill – Proposed double yellow lines to deter pavement parking
- d) Blackmore Road, Buckhurst Hill – Proposed junction protection
- e) The Windsors, Buckhurst Hill – proposed zig zag outside school, single yellow line and pay by phone

After deliberation Members unanimously AGREED that Members supported the proposals for A to D. Proposal E was supported by 6 Councillors but Cllr Clark and Cllr Forker-Clark abstained from voting.

13 members of the public left the meeting at the conclusion of this item

083/18 NEW PLANNING OFFICER DELIGATION GUIDELINES – UPDATE

The Clerk reported on the Guidelines Guidance Briefing given at the recent Local Council's Liaison meeting. Cllr Share-Bernia had also been in attendance. The Chief Planning Officer made it abundantly clear that if a Town or Parish Council are the only objector to an application, then written submissions **will not** be accepted. A representative from the Town or Parish Council must attend and explain the reasoning. If nobody attends or Town and Parish Councils indicate before the meeting that they are not attending, then the application will automatically be approved. Also Town and Parish Councils often cite that decisions have been made without the benefit or enough credence being given to local factors. EFDC say they have listened to these calls and also see this as an opportunity for Town and Parish Councils to inform Plan South about any such prevailing factors. It was agreed that a representative would speak at the September 26th meeting of Plan South, the name to be provided to the Clerk as soon as possible.

084/18 PLANNING DECISIONS

There were no decisions on applications previously considered.

085/18 ENFORCEMENT

There were 6 open cases and 4 closed cases of alleged breaches of planning control from EFDC. To be circulated.

086/18 PLANNING ITEMS OF CONCERN

Cascade Green – Cllr Forker-Clark asked if the Parish Council would consider approaching EFDC with regards to purchasing the grass verge.

21 Stage Lane – It was reported that the outbuilding in the garden is being occupied by a family. Office to report to the Enforcement team at EFDC.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.15pm

Chairman

Date