

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 15<sup>th</sup> November 2018 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 122/18 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: 4 Members of the public

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

### 123/18 APOLOGIES FOR ABSENCE

There were no apologies for absence

### 124/18 DECLARATIONS OF INTEREST

Cllr Neville declared non-pecuniary interests in agenda item 6, Planning Applications; as a District Councillor he is a member of Area Planning Sub Committee South.

Cllr Patel declared a non-pecuniary interest in EPF/2762/18 – 39 Loughton Way, as the applicant is a neighbour.

### 125/18 MINUTES

The minutes of the meeting held on 1<sup>st</sup> November, circulated, were approved and the Chairman authorised to sign them.

### 126/18 PUBLIC PARTICIPATION

1 member of the public spoke in support of EPF/2762/18 – 39 Loughton Way.

2 members of the public spoke in relation to EPF/2819/18 – 52 Palmerston Road.

1 member of the public spoke in support of EPF/2920/18 – 5A Hornbeam Road.

*Cllr Clark arrived during this agenda item*

### 127/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Letter from EFDC Licensing Sub-Committee regarding the decision for Petiscous, 75 Queens Road. Members were disappointed with the decision as the premises are in a residential area, and requested the Office write to EFDC asking if the hours could be the same as the other restaurants close by as it is a residential area.

Copy email from David Baker at EFDC, asking if a member of the Planning & Environment Committee was going to speak at Area Planning South Committee on 21<sup>st</sup> November 2018 regarding EPF/2114/18 – 89 Princes Road.

### 128/18 PLANNING APPLICATIONS

*EPF/2920/18 – 5A Hornbeam Road, was brought forward but for consistency is recorded in its original listed order.*

#### (a) Planning List dated 2 November 2018

EPF/2762/18

39 Loughton Way  
Buckhurst Hill  
IG9 6AS

Mr & Mrs Casey

Single story rear extension.  
**No objection**

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EPF/2819/18 52 Palmerston Road Miss & Miss Angi & Amanda Lewis & DaCosta  
Buckhurst Hill  
IG9 5LH  
Proposed two new dwellings with balconies to front elevation.  
**Objection.**  
**The building front lines need to be adjusted to fit in with adjacent properties.**  
**The front balconies are out of keeping with the neighbouring properties.**

**Note:- the applicant and an immediate neighbour attended the meeting. They agreed in the meeting that they would get together shortly to iron out differences and to agree amendments to the scheme.**

*1 member of the public left at the end of this item.*

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**Planning List dated 9 November 2018**

EPF/2865/18 TPO Buckhurst Hill Bowls Club Mr Doug Catmur  
72 Epping New Road  
Buckhurst Hill  
Essex  
IG9 5TX  
TPO/EPF/113/10 (Ref: T1) T1: Oak - Lateral reduction on north-east side, 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.**

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EPF/2602/19 17 North End Mr James Docker  
Buckhurst Hill  
IG9 5RA  
Proposed new two-storey end of terrace dwelling.  
**No objection**  
**But as the building is locally listed the materials used should be matched to the original brickwork.**

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EPF/2891/18 142 Buckhurst Way Mr Balwinder Chahal  
Buckhurst Hill  
IG9 6HP  
Demolition of a bungalow & construction of two-storey block of x five flats with rooms in roof.  
**Objection**  
**Overdevelopment the site.**  
**Increasing even further upon the previously approved schemes.**  
**Concerns over the increase in floor area of the 2<sup>nd</sup> floor.**

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EPF/2920/18 5 A Hornbeam Road Ms Yasmin Al-Azad  
Buckhurst Hill  
IG9 6JT  
Proposed two storey rear extension.  
**No objection**

*3 members of the public left at the end of this item.*

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EPF/2709/18 DRC 46 Roding Lane Mr Stanley Leask

Buckhurst Hill  
IG9 6BJ

Application for Approval of Details Reserved by Condition 8  
'Contaminated Land - Remediation' of planning permission  
EPF/3265/15 (Proposed detached dwelling on residential land  
adjoining No. 46 Roding Lane(revised application following  
withdrawn application EPF/2412/15).

**No comment**

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EPF/2877/18 PDE

8 Loughton Way  
Buckhurst Hill  
Essex  
IG9 6AA  
Single storey rear extension.

Ms Kerrie Charles

**Comment**

**Having difficulty assessing this application due to the poor quality of the drawings.**

*Cllr Watson arrived during this agenda item.*

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(b) Members considered a response to the Planning Inspectorate in relation to an appeal being considered by them for EPF/0307/18 – 18 Russell Road.

Cllrs discussed the appeal and decided the original comments are still valid and should remain.

The Chairman suggested to the meeting a form of words that should be added to the original comments, namely:

**We see the current application to be a contrived response to the previous dismissal. The entrance to the new houses is totally inadequate. It poses many dangers in the form of a hidden entrance, not in the least the operation of opening the doors when there are vehicles both entering and leaving at the same time. Although proposals have been put forward that the proposed arrangement could be made satisfactory to the emergency services, we can see the distinct possibility of confusion, leading to increased response times. We are also concerned that any signage regarding height of the undercroft, signage regarding the presence of the hidden houses or control mechanisms and signage controlling flow of traffic will detract from the existing street scene.**

It was subsequently and unanimously AGREED that this wording should be added to the original comments.

(c) Members considered a response to the Planning Inspectorate in relation to an appeal being considered by them for EPF/3273/17 – 17 Palmerston Road, and their comments remain:

**Objection**

**Overdevelopment of site**

**Out of keeping and inappropriate for the area**

**Insufficient amenity space for 5 flats**

**Studio flats are too small in size**

**Insufficient number of on-site parking spaces**

## **129/18 PLANNING DECISIONS**

There were no decisions on applications previously considered.

## **130/18 ENFORCEMENT**

There was 3 open cases and 3 closed cases of alleged breaches of planning control from EFDC. Circulated.

**131/18 PLANNING ITEMS OF CONCERN**

**Pentlow Way/Loughton Way** – It was reported that Highways have cordoned off the pavement but works/repairs have yet to be started.

**Hornbeam Road garages** – it was noted that the repairs to the wall have been completed.

**Three Colts Pub** – it was reported that patrons of the pub are parking inconsiderately and that should an emergency vehicle need to pass they would not get through. The Clerk is to speak to the PCSO.

**Queens Road** – it was reported that delivery lorries are stopping in the middle of the road to unload and causing a backlog of traffic.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.00pm

Chairman .....

Date .....

DRAFT