

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 17th January 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

162/18 PRESENT

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

Also present: 3 Members of the public

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

163/18 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mrs S Patel, Cllr Mr S Clark, Cllr Miss G Reynolds and Cllr Mr N Wright.

164/18 DECLARATIONS OF INTEREST

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

165/18 MINUTES

The minutes of the meeting held on 3rd January, circulated, were approved and the Chairman authorised to sign them.

166/18 PUBLIC PARTICIPATION

1 member of the public spoke regarding St Elisabeth's Church, Chestnut Avenue.

167/18 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Email from EFDC regarding the street naming & numbering of 20B Queens Road to Alma Cottage, 20C Queens Road.

168/18 PLANNING APPLICATIONS

Planning List dated 4 January 2019

EPF/2876/18	12 Beech Avenue Buckhurst Hill Essex IG9 5JA Regularise height of rear extension as built (EPF/3027/17) Erection of additional timber screen trellis to rear boundary walls and raised rear garden to form patio. No objection	Mr Aaron McCullogh
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Planning List dated 11 January 2019

EPF/3361/18 TPO	2 Hawsted High Road Buckhurst Hill Essex IG9 5SS TPO/EPF/11/93 T1: Oak (Ref: T7) & T2: Pine (Ref:T8) – Crown reduce by up to 3.5m, as specified. T3: Ash (Ref: T2) – Lateral reduction by up to 3.5m on road side as specified. T4: Pine (Ref: T4) – Reduce lateral	Mrs Carole Vantoff
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limb over garages, by up to 3.5m 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 arboculturalist unless the application rests on the issue of visual amenity alone.

EPF/0068/19 PDE	48 Stradbroke Grove Buckhurst Hill IG9 5PF Prior Approval application for a 8 metre deep single storey rear extension, height to eaves 2.5 metres and maximum height of 2.5 metres. (Flat roof rear extension with glazed atriums). No comment	Mr Clive Buckley
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169/18 PLANNING DECISIONS

There were 9 decisions, on applications previously considered which are shown at Appendix A. Circulated.

170/18 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

171/18 PLANNING ITEMS OF CONCERN

19 Palmerston Road – The Chairman reported that number 17 appears to be the same ownership as 19, and that the rear extension is being used as living accommodation. The office to report to Enforcement Department at EFDC.

Lime Close – It was reported that lamp post No. 1 has not been working for a few months. Office to report to ECC.

Princes Road – It was reported that the No Entry signs at the top of the road junction with Queens Road have been covered over with black plastic bags. The Clerk to report to Essex Highways.

Pot holes – It was noted that although some repairs have taken place, there are still a lot of repairs outstanding. The Clerk advised the meeting that the list of pot holes submitted to highways, repairs have started to take place.

It was reported that there is a large pot hole in Lower Queens Road by The Atrium. Reported also that in cascade Road there are potholes and subsidence developing.

Cascade Close – It was reported that a bollard has collapsed and toppled over.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.20pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 December 2018 to 31 January 2019 for P&E 17/01/19

GRANT PERMISSION

EPF/2711/18	120 Princes Road	Proposed first floor side extension.	NO OBJECTION
EPF/2762/18	39 Loughton Way	Single storey rear extension.	NO OBJECTION
EPF/2920/18	5A Hornbeam Road	Proposed two storey rear extension.	NO OBJECTION
EPF/2865/18 TPO	Buckhurst Hill Bowls Club, 72 Epping New Road	TPO/EPF/113/10 (Ref:T1) T1 Oak – Lateral reduction on north-east side, as specified.	TREE WORDS
EPF/2752/18	75 Queens Road	Advertisement application for new fascia sign which would be externally illuminated – in connection with proposed café/restaurant use.	NO OBJECTION Would recommend sensible lighting hours ie, to coincide with the approved licensing hours, as premises is in a residential area.

REFUSE PERMISSION

EPF/2891/18	142 Buckhurst Way	Demolition of a bungalow and construction of a two-storey block of x five flats with rooms in the roof.	OBJECTION
EPF/2935/18	37 Forest Edge	Hip to gable and rear dormer with Juliet balcony loft conversion	NO OBJECTION

NOT LAWFUL

EPF/3083/18 PDE	41 Epping New Road	Prior approval application for a 8 metre deep single storey rear extension, height to eaves 2.8 metres and overall height of 3 metres.	COMMENT Concerns that this is actually 2 dwellings, 2 kitchens, staircases etc.
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PRIOR APPROVAL REQUIRED AND REFUSED

EPF/2875/18 PDE	5 Chestnut Avenue	Prior approval application for a 6 metre deep single storey rear extension, height to eaves 2/3metres and maximum height of 4 metres.	COMMENT Would question if this is permitted development as the development is more than 50% of the curtilage of the total area.
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