

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 18 July 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

036/19 PRESENT

Cllrs: Mr K Williamson (Chair)
Mr J Barkham
Mrs J Forker-Clark

Also present: 1 Member of the public

In attendance: Mrs L Petyt-Start (Clerk)

037/19 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr B Nagpal, Cllr S Clark and Cllr S Neville, Cllr S Patel.

038/19 DECLARATIONS OF INTEREST

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

039/19 MINUTES

The minutes of the meeting held on 4 July 2019, circulated, were approved and the Chairman authorised to sign them.

040/19 PUBLIC PARTICIPATION

1 Member of the public spoke about the application EPF/0793/19 34 Palmerston Road

041/19 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

- i) The Clerk advised the meeting of forthcoming road closure information received from Essex County Council namely:-

QUEENS ROAD 22 JULY TO 3RD AUGUST 19.30-05.00

BEECH LANE 16 SEPTEMBER 08.00-17.00

KINGS PLACE 5 TO 12 AUGUST

HILLS ROAD/OSBORNE ROAD 2 SEPTEMBER 08.00-17.00

GLADSTONE ROAD 17TH TO 19TH OCTOBER 08.00-17.00

- ii) One letter and two emails had been received to the office in support of the proposal of Item 9.
iii) Letter received from a resident who is concerned about the number of foxes in Chestnut avenue

042/19 PLANNING APPLICATIONS

EPF/0793/19 34 Palmerston Road *was brought forward but for consistency is recorded in its original listed order.*

Planning List dated 5 July 2019

EPF/1605/19
Community Centre
4 Westbury Road
Buckhurst Hill
IG9 5NW

Essex County Council

TPO/EPF/07/74 (Ref: A1)

Tree works as specified in the accompanying Arboricultural Report (Ref: SHA 961)

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/0793/19	34 Palmerston Road Buckhurst Hill IG9 5LW Demolish an existing garage & replace with a new family dwelling house. Objection The development does not provide sufficient amenity space for a new family dwelling	Mr Nick Rusling
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EPF/1546/19 DRC	48 Stradbroke Grove Buckhurst Hill IG9 5PF Application for Approval of Details Reserved by Condition 6 "surface water disposal" for EPF/0067/19. (Ground floor playroom & bay extensions with first second floor rear extensions). No comment	Mr Mathew Davis
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Planning List dated 12 July 2019

EPF/1648/19 TPO	Flat 61 Greenhill Buckhurst Hill IG9 5SQ TPO/EPF/12/91 T18: Holly - Crown lift to 4m. T19: Giant Sequoia - Remove selected limbs & crown lift, as specified. T21 & T24: Lime - Re-pollard to previous points. T22: Yew - Crown lift to 4m & crown reduce by 0.5m. 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 arboculturalist unless the application rests on the issue of visual amenity alone.	Fourth Southfleet Maintenance Ltd
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EPF/1633/19	60 Loughton Way Buckhurst Hill IG9 6AH Single storey side extension. No objection	Mr Robin Rahman
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EPF/1642/19	Tymba 10 Fernside Buckhurst Hill IG9 5TY Proposed roof extension, loft conversion with x3 no. dormer windows. No objection	Mr Huseyin Ulus
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EPF/1652/19	16 Thaxted Road Buckhurst Hill IG9 6AW Front dormer window including hip to gable loft conversion and rear	Mr Ferouk Khan
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dormer under permitted development.

Objection

The introduction of a front dormer window and hip to gable loft conversion would be out of character with the street scene in this location. The symmetry with the adjoining property would be disrupted and the front dormer would set an unwelcome precedent.

EPF/1692/19 PDE

26 Farm Way
Buckhurst Hill
IG9 5AH

Mrs Heather Fleetwood

Application for Prior Approval for a Proposed Larger Home Extension measuring 4.5 metres, height to eaves 3 metres & a maximum height of 4 metres.

Objection

This application should be within permitted development, the committee wish to see this development restricted to permitted development.

043/19 PLANNING DECISIONS

There were 14 decisions, on applications previously considered which are shown at Appendix A to cover the period 1 to 30 June 2019. Circulated.

044/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.
The Clerk advised the meeting that she had requested a monthly update from the District going forward.

045/19 OPEN SPACE PROTECTION

Following a discussion councillors agreed a proposal for verge protection at Cascade Road as described in Appendix B.

046/19 JUNCTION PROTECTION

The proposals for junction protection by District Councillor A. Patel was discussed. Councillors agreed for the Clerk to progress an application for

- i) Ardmore lane/High Road
- ii) Stag Lane/Fernside

047/19 PLANNING ITEMS OF CONCERN

- a) The development of 19 Palmerston Road was noted as a concern, particularly the felling of the tree at the rear near to the boundary of 1a Stradbroke Drive. The committee noted originally an application for an outbuilding in this location had been rejected.
- b) The Clerk advised of correspondence with a resident regarding access to the car park at Roding Valley Hall which requires committee discussion

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.52 pm

Chairman

Date

**APPENDIX A
EFDC PLANNING DECISIONS 1 June to 30 June 2019 for P&E 18/07/19
GRANT PERMISSION**

EPF/0742/19	66 Princes Road	Demolition of existing two storey rear extension & Proposed two storey rear extension and Part single storey rear/side extension.	NO OBJECTION
EPF/0978/19	48 Stradbroke Grove	Proposed ground floor rear extension.	NO OBJECTION
EPF/1019/19	90 Buckhurst Way	Single storey rear extension.	NO OBJECTION
EPF/1030/19	3 Mountbatten Court	Front porch extension with materials to match existing, to accommodate a new downstairs toilet.	NO OBJECTION
EPF/0965/19	Ibrox Court, Palmerston Road	TPO/EPF/13/88 (Ref: G1 & W1) G1 & G15: Mix of sycamore, Lime, Horse Chestnut & Plane – Pollard to previous points, as specified.	TREE WORDS

REFUSE PREMISSION

EPF/0966/17	55 Epping New Road	Proposed lower ground floor, 2 storey side and first floor rear extension, loft conversion and associated internal alterations. Includes demolition of side garage and reprovion.	OBJECTION – Overdevelopment of site – excessive building footprint. Effect on amenities for neighbouring properties.
EPF/1044/19	Lordeswood, 3 Ardmore Place	Proposed erection of a two bedroom house, part single storey and part two storey.	OBJECTION – Bulk of the development is imposing on the character of the neighbourhood. Adversely affects the street scene.
EPF/1117/19	2 Gladstone Road	Change of use from existing playroom to single storey one bedroom separate dwelling.	OBJECTION – Every previous attempt to get separate dwelling on this land has been objected to by this committee. Previous applications have been contrived to achieve this aim.
EPF/0796/19	Ibrox Court, Palmerston Road	TPO/EPF/13/88 (Ref: T1) T17 Birch – Fell and replant, as specified.	TREE WORDS

LAWFUL

EPF/0814/19 CLD	13 Palmerston Road	Application for a Lawful Development Certificate for a loft conversion with a rear dormer and three front rooflights.	NO COMMENT
EPF/0999/19 CLD	9 Palace Gardens	Application for a Lawful Development Certificate for a proposed loft conversion with x 2 no. hip gables and x 1 no. rear dormer with Juliet balcony.	NO COMMENT
EPF/1100/19 CLD	47 Stradbroke Grove	Application for a Lawful Development Certificate for a proposed loft conversion incorporating roof light windows to the existing roof slope.	NO COMMENT

PRIOR APPROVAL NOT REQUIRED

EPF/1213/19 PDE	35 Chestnut Close	Prior approval application for a 4 metre deep single storey rear extension, height to eaves 2.9 metres and a maximum height of 3.7 metres.	NO COMMENT
EPF/1322/19 PDE	36 Walnut Way	Prior approval application for a 4 metre deep single storey rear extension, height to eaves 2.85 metres and overall height of 3.0 metres (removal of existing conservatory)	NO COMMENT

APPENDIX B

18 July 2019

PLANNING & ENVIRONMENT COMMITTEE – 18 JULY 2019

AGENDA ITEM 9 .OPEN SPACE PROTECTION – CASCADE ROAD GREEN

PROPOSAL: To erect a natural barrier to the outer edge of the Greensward in Cascade Road from opposite house numbers 4 to 18 Cascade Road.

PURPOSE: To ensure the safety of drivers to the area and pedestrians, including the many dog walkers, cyclists and schoolchildren that use this green area.

REASON: Commuter, school traffic and delivery vehicles are readily using the open space for parking. (Photographic evidence attached in separate documents). The leading edge of the Greensward is particularly vulnerable to subsidence and in the past there has been a situation where the ground gave way exposing large pipes. Had a vehicle been on the area at the time this would have sunk? The repair time for this took approximately 2 years. Although this is history, there are many visible depressions currently along the leading edge – just waiting for a disaster to happen and in the last few weeks a vehicle had to be pushed off the green as it had become stuck in mud.

Vehicles parking along the leading edge often cause an obstruction as this also narrows the through route – essential to give adequate space for emergency vehicles etc.

RESOLUTION: Given the current restrictions on Council budgets, there has been a very kind offer from a local business providing logs to be laid to prevent movement of vehicles onto the green at no cost.

ACCESS: Access to the green for grass cutting will still be possible as it is only proposed that the logs will be situate along part of the edge that leads to the Thames Water Tanks.

REQUIREMENTS: The linear area to be covered is approximately 70metres with a turn back of 16 metres. Space to be allowed between each log for walking access to the green. The main area covered will be opposite house numbers 4 to 18. Working on behalf of local residents and with the general safety of the entire community in mind, approval of the Planning & Environment Committee is requested for this proposal to be taken to Full Council.

Jane Forker-Clark
Parish Councillor, Buckhurst Hill East