

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 1 August 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

048/19 **PRESENT**

Cllrs: Mr B Nagpal (Chair)
Mr J Barkham
Mr S Clark
Mrs J Forker-Clark
Mrs S Patel

Also present: Mr P Foxtton (BH Residents Society)
District Cllr Mr A Patel

In attendance: Mrs L Petyt-Start (Clerk)
Mrs L Tettmar (Admin & Finance Asst)

049/19 **APOLOGIES FOR ABSENCE**

There were apologies for absence from Cllr Mr K Williamson, and Cllr Mr S Neville.

050/19 **DECLARATIONS OF INTEREST**

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

051/19 **MINUTES**

The minutes of the meeting held on 18 July 2019, circulated, were approved and the Chairman authorised to sign them.

052/19 **PUBLIC PARTICIPATION**

There was no public participation.

053/19 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Clerk advised a meeting had taken place with Epping Forest District Council Grounds Maintenance team during which the Cascade Road proposal was referenced. The proposal is supported although the method of protection preferred would be through a Traffic Regulation Order

Cllr S Clark arrived during this agenda item

054/19 **PLANNING APPLICATIONS**

Planning List dated 19 July 2019

EPF/1562/19	100 Forest Edge Buckhurst Hill IG9 5AB Proposed first floor side extension.	Mr Joseph Kavanagh
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Objection
Out of keeping with the street scene
Concerns with terracing effect

EPF/1689/19	2 Gladstone Road Buckhurst Hill IG9 5SW Existing detached outbuilding (playroom) and garage to be converted to a single bedroom separate dwelling (single storey), with alterations to provide parking space.	Mrs Dorota Marcewicz
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Objection
Cramped, unnecessary standard of accommodation

Over intensive use of the site detrimental to the general character of the surrounding area
 Concerns existing house no longer has any parking
 This Committee raised concerns from the outset, Abuse of previously approved application.
 Concerns over boundary line and the building on it.
 Concerns that playroom is not attached to the main dwelling and that the access is off of the street.
 Concerns of probity given the history of previous applications.
 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/1683/19 CLD	106 Buckhurst Way Buckhurst Hill IG9 6HP Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer, Juliet balcony & x3 no. rooflights to the front elevation. No comment	Mr Julian Fernandez
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Planning List dated 26 July 2019

EPF/1632/19	178 Buckhurst Way Buckhurst Hill IG9 6HZ Proposed raised decking area. No objection	Claudio De Oliveira
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EPF/1701/19	62 Queens Road Buckhurst Hill IG9 5BY Change of use from an A1 retail shop to a D1 education use class. No objection If approved would prefer it to remain D1 education only	Miss G Chakartash
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EPF/1721/19	51 Lower Queens Road Buckhurst Hill IG9 6DN Part single storey part two storey rear extensions. No objection	Mr James Sewell
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District Cllr A Patel arrived at this point of the meeting

EPF/1745/19	11 Hurst Road Buckhurst Hill IG9 6AB Single storey rear extension. No Objection	Natasha Dyer
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EPF/1748/19	81 High Road Buckhurst Hill IG9 5SN Extension to existing basement, 2.5m rear two storey extension, infill extension at first floor, Enlargement & alterations to the roof form to facilitate creation of additional 3 x bedroom flats including 4 x bicycle parking spaces, bin storage area, landscaping & re-provision of retail floor space. Objection Overdevelopment of site Concerns with regards to ridge height of building Lack of amenity space	Mr Rashpaul Singh Pawar
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EPF/1756/19	39 Roebuck Lane Buckhurst Hill IG9 5QN	Mr Lewis Merle
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No objection

EPF/1758/19 TRE	Children First Queens House Queens Road Buckhurst Hill IG9 5BX TPO/EPF/24/98 (Ref: T1) T1: Lime - Repollard to previous points 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.	Children First
EPF/1773/19 TRE	71 Palmerston Road Buckhurst Hill IG9 5NS TPO/EPF/14/91 (Ref: T1) T1: Horse Chestnut - Crown lift to 3m. Reduce over parking area by up to 2m, 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.	c/o agent.

055/19 PLANNING DECISIONS

There were no decisions on planning applications from EFDC.

056/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

The Clerk advised the meeting that the Office has not received any new Enforcement cases since March. She is regularly in contact with them regarding the enforcements for 71/73 Queens Road, 46 Russell Road and 31 St Johns Court. Also more recently, 19 Palmerston Road has been reported as the outbuilding that was refused permission has been started to be built

District Cllr Aniket Patel informed the meeting that Enforcement team at EFDC does have a resource problem. The District Council is aware of the issues facing Town & Parish Councils' at present and that they are in the process of setting up a mechanism whereby Enforcement cases will be relayed to the Councils' more frequently.

057/19 RODING VALLEY HALL CAR PARK

Following a discussion it was decided the Clerk is to liaise with the Councils' solicitor, to write to the resident of Walnut Way to remove the gate in the fence that they do not have permission for.

058/19 PLANNING ITEMS OF CONCERN

Cascade Close – It was reported that at number 20 there is building work being carried out, looks like foundations are being dug out. The Clerk will investigate to check if planning has been approved and to report this to Enforcement at EFDC.

The Clerk asked the meeting if the Planning & Environment Committee meeting planned for 22nd August could be rearranged to the 15th August instead, it was unanimously AGREED to change the date.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.27 pm

Chairman

Date