

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.02pm ON THURSDAY 5 September 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

069/19 PRESENT

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

Also present: 9 Members of the public
Cllr Miss G Reynolds
Cllr Miss S Watson
Cllr Mr N Wright

In attendance: Mrs V Evans (Interim Deputy Clerk/RFO)
Mrs L Tettmar (Admin & Finance Asst)

070/19 APOLOGIES FOR ABSENCE

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

071/19 DECLARATIONS OF INTEREST

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

072/19 MINUTES

The minutes of the meeting held on 15 August 2019, circulated, were approved and the Chairman authorised to sign them.

073/19 PUBLIC PARTICIPATION

1 member of the public spoke on behalf of the applicant supporting EPF/1909/19 – 18 Russell Road.

2 members of the public spoke objecting to EPF/1909/19 – 18 Russell Road.

1 member of the public arrived during this agenda item.

074/19 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Tandoor at the Chambers – The Deputy Clerk advised the meeting that the Clerk has been in communication with NEPP, Essex Police and Environmental Services at EFDC regarding the refuse bins with the highway issues of concerns.

EPF/1909/19 – 18 Russell Road Email from a resident objecting to the development.

EPF/0700/19 – 9 Osborne Road, letter from EFDC regarding a Householder Planning Appeal.

EPF/2483/18 – 48 Russell Road, letter from EFDC regarding a Planning Appeal.

075/19 PLANNING APPLICATIONS

(a) Planning List dated 16 August 2019

EPF/1909/19

18 Russell Road
Buckhurst Hill
IG9 5QJ

Mr Richard Harris

Proposed erection of x5 no. dwellings with associated infrastructure & landscaping.

Objection

**Overdevelopment of the site, 5 units is quite dense for the site and would cause loss of amenity for the neighbours
Out of keeping with the surrounding area**

**Lack of provision for parking
Russell Road is a parking hotspot
There would still be a requirement for parking which would
displace parking elsewhere
Parking is already a significant problem in Buckhurst Hill**

9 members of the public left at the conclusion of this item

Planning List dated 23 August 2019

EPF/1960/19 2 Little Plucketts Way Mr & Mrs Cormack
Buckhurst Hill
IG9 5QU
Part two storey, part single storey rear extension. First floor front extension. Single storey rear extension. New roof over the whole property. Rear lower ground floor extension.
No objection

Cllr Wright arrived

EPF/1965/19 1 Trent Road Mr & Mrs Sam and Shaun Harrison
Buckhurst Hill
IG9 5RT
A single storey side extension and hip to gable loft conversion with rear dormer window and Juliet balcony. (Revised application to EPF/0148/19)
No objection

EPF/2012/19 DRC Land & Garages EFPDC
Pentlow Way
Buckhurst Hill
Essex
Application for Approval of Details Reserved by Condition 10"Phase 1 Contamination Report" for EPF/2650/17/ (x7no. affordable homes with 12 parking spaces).
**No comment
Information only**

Planning List dated 30 August 2019

EPF/1776/19 8 Loughton Way Ms Kerrie Charles
Buckhurst Hill
IG9 6AA
Proposed demolition of an existing garage, erection of a new front Porch with WC & a single storey ground floor side extension.
**Objection
Poor quality of the submitted drawings and lack of scale
Unable to judge the size of the proposed development and
therefore unable to comment**

Cllr Watson arrived

EPF/2045/19 77 Russell Road Mr & Mrs M Chambers
Buckhurst Hill
IG9 5QF
Erection of a single storey shed in the rear garden of property.
No objection

EPF/2056/19 142 Buckhurst Way Mr Balwinder Chahal
Buckhurst Hill
IG9 6HP
Demolition of bungalow & construction of a two storey building of four luxury flats with room in the roof.
Objection

**Overdevelopment of the site
Insufficient parking**

Cllr Reynolds arrived

(b) Amended application EPF/1566/19 – 8 Forest Edge, was reconsidered by members as requested by EFDC and their comments are:

No objection

076/19 PLANNING DECISIONS

There were 25 decisions, on applications previously considered which are shown at Appendix A. Circulated.

077/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

19 Palmerston Road and 20 Cascade Close - the Deputy Clerk advised the meeting that the Clerk had followed up these matters with Enforcement and was waiting for further updates from them.

078/19 TRAFFIC REGULATION ORDER NOMINATION SCHEME

Schemes which EFDC are consulting on:

(a) Ardmore Lane, Buckhurst Hill – proposed waiting restriction.
Scheme put forward by BHPC and thereby supported

(b) Amberley Road, Buckhurst Hill – proposed waiting restriction or resident permit zone.

Members supported the scheme but would like Meadway to be included due to displacement arising from Amberley Road.

(c) Various sites Mountbatten Court & Oakrise/Hornbeam Road, Buckhurst Hill.

Scheme put forward by BHPC and thereby supported

079/19 PLANNING ITEMS OF CONCERN

a) **Queens Road** – it was noted that thanks should be given to all involved for the resurfacing work that has been recently completed.

b) There were no items for the next agenda

Cllr Clark arrived during this item

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.25pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 July to 31 July 2019 for P&E 05/09/19

GRANT PERMISSION

EPF/1166/19	41 Roding View	Two storey side extension to detached single dwelling house.	NO OBJECTION
EPF/1222/19	18 Victoria Road	Proposed single storey rear extension.	NO OBJECTION
EPF/1255/19	Carinya, Roebuck Lane	Proposed rear orangery extension.	NO OBJECTION
EPF/1344/19	85 Queens Road	Proposed two storey rear extension including Juliet balcony.	NO OBJECTION
EPF/1401/19	26 Queens Road	Application for change of use from Class A1 to Class D1 with associated external alterations.	NO OBJECTION – The Committee would like this to remain D1 educational purposes.
EPF/1438/19	Land rear of 52 and 54 Palmerston Road	Application for Variation of Condition 2 “in accordance with drawings” for EPF/2819/18. (Proposed two new dwellings).	NO OBJECTION
EPF/1467/19	8 Russell Road	Two single storey rear extensions (Revised application to EPF/0444/19).	OBJECTION – No visible difference to previous refused application
EPF/1248/19 TPO	31 Epping New Road	TPO/EPF/23/82: T5 Oak – Crown reduce by up to 2m, as specified.	TREE WORDS
EPF/1332/19 TPO	Buckhurst Hill Baptist Church, Palmerston Road	TPO/EPF/60/10: T1 Holly - Fell	TREE WORDS
EPF/1411/19 ADV	26 Queens Road	Signage application for 1 illuminated fascia sign and 1 non-illuminated hanging sign.	NO OBJECTION

REFUSE PREMISSION

EPF/0694/19	158 Queens Road	Erection of a new, part two and part three storey building to the rear of the property containing 7 flats.	OBJECTION – Overdevelopment of site. The 3 storey development would have significant negative impact of the residents of Princes Road. Concerns over lack of amenity space.
EPF/1403/19	33 Amberley Road	Proposed enlargement of front gable to no. 33 and enlargement of gable to the new approved dwelling (ref:	OBJECTION – No visible difference to previous refused application and our previous comments

		EPF1426/17) adjacent to no. 33 Amberley Road	remain: Ambiguity between elevations on the approved scheme and current scheme
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LAWFUL

EPF/1318/19 CLD	35 Chestnut Close	Application for a Lawful Development Certificate for a proposed single storey rear extension.	NO COMMENT
EPF/1359/19 CLD	41 Fairlands Avenue	Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer and Juliet balcony.	NO COMMENT

PRIOR APPROVAL NOT REQUIRED

EPF/1421/19 PDE	138 Loughton Way	Prior approval application for 6.0 metre deep single storey rear extension, height to eaves 2.8 metres and maximum height of 3.0 metres.	COMMENT – Would prefer the extension to be 4 metre deep instead of the proposed 6 metres
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EFDC PLANNING DECISIONS 1 August to 31 August 2019 for P&E 05/09/19

GRANT PERMISSION

EPF/0870/19	15A Queens Road	Proposed mansard roof extension and conversion of an existing three bedroom flat to x 3 one bedroom flats	OBJECTION – Development lacks provision of cycle storage and bin storage Lack of provision for shop parking Lack of provision for residential parking Lack of amenity space
EPF/1572/19	Rose Cottage, 17 Powell Road	Proposed two storey side extension.	NO OBJECTION
EPF/1593/19	48 Roding Lane	Proposed new dropped curb in front of No. 48 Roding lane.	NO OBJECTION
EPF/1633/19	60 Loughton Way	Single storey side extension	NO OBJECTION
EPF/1642/19	Tymba, 10 Fernside	Proposed roof extension, loft conversion with x 3 no. dormer windows.	NO OBJECTION
EPF/1605/19 TPO	Community Centre, 4 Westbury Road	TPO/EPF/07/74 (ref: A1) Tree works as specified in the accompanying Arboricultural Report (Ref: SHA 961).	TREE WORDS

REFUSE PERMISSION

EPF/1433/19	38 Roebuck Lane	Proposed front extension to garage, change of use to outbuilding and railings to existing wall.	OBJECTION – The boundary treatment is out of keeping with the street scene A condition should be applied that the building is not to be used as a separate dwelling, the use must only be ancillary to the main house
EPF/1652/19	16 Thaxted Road	Front dormer window including hip to gable loft conversion and rear 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

LAWFUL

EPF/1683/19 CLD	106 Buckhurst Way	Application for a Lawful Development Certificate for a proposed loft conversion with rear dormer, Juliet balcony and x 3 no. rooflights to the front elevation.	NO COMMENT
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PRIOR APPROVAL NOT REQUIRED

EPF/1692/19 PDE	26 Farm Way	Application for Prior Approval for a Proposed Larger Home Extension measuring 4.5 metres deep, height to eaves 3 metres and 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
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