

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.15pm ON THURSDAY 31 October 2019 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

112/19 **PRESENT** Cllrs: Mr K Williamson (Chairman)
Mr B Nagpal
Mr J Barkham
Mrs J Forker-Clark
Mrs S Patel

Also present: 2 Members of the public

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

113/19 **APOLOGIES FOR ABSENCE**
There were apologies for absence from Cllr Mr S Clark and Cllr Mr S Neville.

114/19 **DECLARATIONS OF INTEREST**
There were no declarations of interest from Members in any item on the agenda

115/19 **MINUTES**
The minutes of the meetings held on 17 October 2019, circulated, were approved and the Chairman authorised to sign them.

116/19 **PUBLIC PARTICIPATION**
There was no public participation.

117/19 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**
There were no communications to report.

118/19 **PLANNING APPLICATIONS**

Planning List dated 18 October 2019

EPF/2378/19	2 Princes Road Buckhurst Hill IG9 5EG Proposed replacement of a single dwelling with a new building consisting of x 2 no. commercial units and x 6 no. fully accessible apartments. (Revised application to EPF/0632/19). Objection Overdevelopment of site Serious effect on the street scene Overbearing on the neighbouring bungalows Concerns on loss of single storey accommodation in the Parish Total lack of parking spaces for residential and commercial units.	Mr J Davis
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Planning List dated 25 October 2019

EPF/2392/19	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA Retrospective consent for the construction of a stables and agricultural storage. The Committee recommends this application is considered by	Mr Virk
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EFDC Planning Officer and the Plan South Committee due to its lack of appropriate training and knowledge on the issue of applications in Green Belt land.

The Committee is most concerned about any development in Green Belt land and sees this as inadvisable but regrettably cannot provide an informed decision at this time.

EPF/2396/19	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA Retrospective consent for the construction of an agricultural material store. The Committee recommends this application is considered by EFDC Planning Officer and the Plan South Committee due to its lack of appropriate training and knowledge on the issue of applications in Green Belt land. The Committee is most concerned about any development in Green Belt land and sees this as inadvisable but regrettably cannot provide an informed decision at this time.	Mr Virk
EPF/2397/19	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA Retrospective consent for the construction of veterinary stables. The Committee recommends this application is considered by EFDC Planning Officer and the Plan South Committee due to its lack of appropriate training and knowledge on the issue of applications in Green Belt land. The Committee is most concerned about any development in Green Belt land and sees this as inadvisable but regrettably cannot provide an informed decision at this time. Objection On the proximity to residential property boundary	Mr Virk
EPF/2398/19	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA Retrospective consent for the construction of a horse shelter. The Committee recommends this application is considered by EFDC Planning Officer and the Plan South Committee due to its lack of appropriate training and knowledge on the issue of applications in Green Belt land. The Committee is most concerned about any development in Green Belt land and sees this as inadvisable but regrettably cannot provide an informed decision at this time.	Mr Virk
EPF/2437/19	51 Lower Queens Road Buckhurst Hill IG9 6DN Proposed hip to gable loft conversion with rear 'L' shaped dormer. No objection	Mr James Sewell

119/19 PLANNING DECISIONS

There were 13 decisions, on applications previously considered which are shown at Appendix A. Circulated.

120/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC. Councillors took the opportunity to talk about the issues in Enforcement at EFDC, noticeably 46 Russell Road and their concerns regarding the recent appeal to enforcement at this property.

121/19 PLANNING APPLICATION FOR NEW CEMETERY IN CHIGWELL

The Committee discussed this application and their comments are:

Objection

There is no demonstrable use for this application in this area.

No development or building on Green belt land.

With the surrounding area currently having a number of facilities, the Committee did not feel there is a need for this at this time.

Concerns over traffic movement and increased traffic load on road infrastructure

122/19 PROPOSAL FOR ADDITIONAL LIGHTING AT LOWER QUEENS ROAD SHOPS

This item is deferred to a later date.

123/19 PLANNING ITEMS OF CONCERN

Land adjacent to 8 & 5 Cascade Road – it was asked if the Office could pursue/chase up Planning for a response to the letter that was sent to them regarding the issues on this land.

b) Item for next Agenda

There were no items for the next agenda.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.50pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 September to 30 September 2019 for P&E 31/10/19

GRANT PERMISSION

EPF/1519/19	40 Buckhurst Way	Extension of existing dropped kerb to adjoin dropped kerb at no. 38	NO OBJECTION
EPF/1562/19	100 Forest Edge	Proposed first floor side extension	OBJECTION – Out of keeping with the street scene. Concerns with terracing effect
EPF/1721/19	51 Lower Queens Road	Part single storey, part two storey rear extensions	NO OBJECTION
EPF/1745/19	11 Hurst Road	Single storey rear extension.	NO OBJECTION
EPF/1756/19	39 Roebuck Lane	Application for a proposed erection of an outbuilding	NO OBJECTION
EPF/1793/19	19 Russell Road	Proposed ground floor rear/side extension, front balcony infill extension, loft conversion and a driveway to the front.	NO OBJECTION
EPF/1648/19 TPO	Flat 61, Greenhill	TPO/EPF/12/91 T18: Holly – Crown Lift to 4m. T19: giant Sequoia – Remove selected limbs and crown lift, as specified. T21 & T24: Lime – Repollard to previous limbs. T22: Yew – Crown Lift to 4m and crown reduce by 0.5m.	TREEWORDS
EPF/1758/19 TRE	Queens House, Queens Road	TPO/EPF/24/98 (Ref: T1) T1: Lime – Repollard to previous points.	TREE WORDS

REFUSE PREMISSION

EPF/1632/19	178 Buckhurst Way	Proposed raised decking area.	NO OBJECTION
EPF/1689/19	2 Gladstone Road	Existing detached outbuilding (playroom) and garage to be converted to a single bedroom separate dwelling (single storey) with alterations to provide parking space.	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

			<p>any parking</p> <p>This Committee raised concerns from the outset, Abuse of previously approved application.</p> <p>Concerns over boundary line and the building on it.</p> <p>Concerns that playroom is not attached to the main dwelling and that the access of off of the street.</p> <p>Concerns of probity given the history of previous applications.</p> <p>Every previous attempt to get separate dwelling on this land has been objected to by this Committee</p> <p>Previous applications have been contrived to achieve this aim</p>
EPF/1701/19	62 Queens Road	Change of use from A1 retail shop to a D1 education use class.	<p>NO OBJECTION</p> <p>If approved would prefer it to remain D1 education only</p>
EPF/1748/19	81 High Road	Extension to existing basement, 2.5m rear two storey extension, infill extension at first floor, enlargement and alterations to the roof form to facilitate creation of additional 3 x bedroom flats including 4 x bicycle parking spaces, bin storage area, landscaping and re-provision of retail floor space.	<p>OBJECTION</p> <p>Overdevelopment of site</p> <p>Concerns with regards to ridge height of building</p> <p>Lack of amenity space</p>

NOT LAWFUL

EPF/1882/19 CLD	2 Forest Edge	Application for a Lawful Development Certificate for a proposed hip to gable roof conversion with rooms in loft space.	<p>COMMENT</p> <p>Concerns over the roofline on the street scene.</p>
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