

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 2 JANUARY 2020 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

- 155/19 **PRESENT** Cllrs: Mr K Williamson (Chairman)
Mr J Barkham
Mr S Clark
Mrs J Forker Clark
Mr B Nagpal
Mrs S Patel

In attendance: Mrs L Petyt-Start (Clerk)

- 156/19 **APOLOGIES FOR ABSENCE**
There were apologies for absence from Cllr S. Clark and S. Neville.

- 157/19 **DECLARATIONS OF INTEREST**
There was no declarations of interest declared.

- 158/19 **MINUTES**
The minutes of the meetings held on 10 December 2019, circulated, were approved and the Chairman authorised to sign them.

- 159/19 **PUBLIC PARTICIPATION**
There were no members of the public.

- 160/19 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**
A thank you note had been received from a resident for the Christmas parcel.
The Clerk advised the meeting EFDC has acknowledged the report of a suspected planning breach in respect of Forest Place.
The Implementation Team has invited all members to review and discuss proposals for a Green Infrastructure Strategy.
Loughton Town Council has written to EFDC stating the Special Area of Conservation is not sufficient or robust enough and is urging other local councils to do the same.
Advice has been received from EFDC of a revised planning application for the land adjacent to Chigwell Rise

- 161/19 **PLANNING APPLICATIONS**

a) **Planning List dated 13 December 2019**

EPF/2842/19 TPO	Flats Honeysuckle Court Buckhurst Way Buckhurst Hill Essex IG9 6HD TPO/EPF/09/74 (Ref: A1) T40: Ash – Remove upper limbs, as specified.	Mr Christian Tennyson
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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 objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property
The Committee therefore defers to the District Council's

arboculturalist unless the application rests on the issue of visual amenity alone.
BHPC recommends the size of the replacement trees should be agreed with the arboculturalist because it has concerns the maturity and effect of replacement may have an adverse environmental impact
Comment – EFDC application summary description incomplete

EPF/2859/19	12 High Road Buckhurst Hill IG9 5HP Demolition of front shed and erection of part single, part double storey rear extension. (Amended application to EPF/0029/19). No Objection	Mr Arslan Fazal
EPF/2894/19	7 Duchess Grove Buckhurst Hill Essex IG9 5HA Proposed front alterations including enlarging existing front gable No Objection	Mr & Mrs Edwards
EPF/2869/19 CLD	92 Princes Road Buckhurst Hill Essex IG9 5DZ Certificate of lawful development for a proposed rear dormer window, closet wing and 2 no. roof windows to front in connection with a loft conversion. BHPC concerned the 'L' shape conforms within Lawful Development	Mr Ben Corrie

b) Planning List dated 20 December 2019

EPF/2945/19 TPO	Land to the rear of 31 Luctons Avenue Buckhurst Hill IG9 5SG TPO/EPF/46/10 (Ref: T1) T1: London Plane - Reduce overhanging branches on eastern side, as specified, to provide clearance from roof. 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 objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property The Committee therefore defers to the District Council's arboculturalist unless the application rests on the issue of visual amenity alone. BHPC queries the application in respect of the trees ownership and the requirement for applicant to complete these works but notes the right to do so as they are overhanging	Mr Greene
EPF/2441/19	91 Queens Road Buckhurst Hill IG9 5BW Proposed demolition of the existing dwelling & the construction of x 8 no. new dwellings. Objection Over development of site	ROK Projects Ltd

Out of keeping with immediate street scene
Overbearing on neighbouring properties
Adverse effect on air quality
Detrimental to neighbours use of amenity space

EPF/2920/19 29 Gladstone Road Mr Michael Poole
Buckhurst Hill
Essex
IG9 5SW
Proposed two storey side & rear extension and a single storey rear extension. (Renewal of Previous Approved Consent EPF/1579/07)
No objection

EPF/2934/19 31 Scotland Road Mr Ian Haycock
Buckhurst Hill
IG9 5NP
Proposed two storey rear extension.
Comment
Concerns over layout of first floor and how it connects to and flows from the existing property. Development appears to separate from the main building

EPF/2937/19 46 Russell Road Mr Paul Halama
Buckhurst Hill
Essex
IG9 5QE
Proposed rear extension to the lower ground floor & ground floor. (Revised scheme).
Objection
Concerned building up to boundary line
Suggest set back to 1m for lower ground floor and further 1m for ground floor due to topography of surrounding area
No front elevation drawing available to view

EPF/2941/19 28 Stradbroke Grove Mr Charles
Buckhurst Hill
IG9 5PF
Proposed front bay extension.
No objection

EPF/2958/19 37 Fairlands Avenue Mr Richard Fish
Buckhurst Hill
Essex
IG9 5TF
Proposed two storey side extension & a loft conversion including Juliet balcony, garage remodelling.
No objection

EPF/2967/19 9 Stradbroke Grove Webster & Gladwell
Buckhurst Hill
IG9 5PD
Proposed two storey side extension & part two storey rear extension & part single storey rear extension with a rear terrace.
No objection

162/19 PLANNING DECISIONS

There were 19 decisions, on applications previously considered which are shown at Appendix A. Circulated.

163/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

It was noted the issues reported as a breach of planning regulations at 19 Palmerston Road remain outstanding.

164/19 PLANNING ITEMS OF CONCERN

- a) Lampstand number 1 Cascade Close is out of order
Cllr Williamson shall attend the Community Police Engagement meeting
22nd January 2020

- b) Items for next Agenda

Proposal for Street Lighting at Lower Queens Road

Proposal for new Parking Restrictions in Cascade Close

Revised application for the Land Adjacent to Chigwell Rise

Special Area of Conservation Zone

There being no further business the Chairman thanked Members for attending and closed the meeting at 20.04.

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 October to 31 October 2019 for P&E 02/01/19

GRANT PERMISSION

EPF/1566/19	8 Forest Edge	Proposed single storey rear extension including terrace, loft conversion and dormer	NO OBJECTION
EPF/1965/19	1 Trent Road	Proposed single storey rear extension, loft conversion with rear dormer and Juliet balcony	NO OBJECTION
EPF/2045/19	77 Russell Road	Erection of single storey shed in rear garden	NO OBJECTION
EPF/2115/19	124 Forest Edge	Loft conversion with rear dormer with doors and a Juliet balcony	NO OBJECTION
EPF/2147/19	102 Forest Edge	Proposed first floor and gable roof side extension and loft conversion with rear dormer	NO OBJECTION
EPF/1773/19	71 Palmerston Road	T1: Horse Chestnut – crown lift, Reduce over parking area	TREE WORDS
EPF/2083/19	74 High Road	T1: Oak – Crown reduce by up to 2m, Crown lift to 5.1m over road and to 4m over property. Crown thin by 10%.	TREE WORDS

REFUSE PREMISSION

EPF/2191/19	182 Queens Road	Existing seating area(external) to be built over with framed construction with glass roof	REFUSE PERMISSION Unduly prominent and bulky causing harm to character and appearance. BHPC - Objection Inappropriate to the street scene Concerns with setting of a precedent
EPF/1776/19	8 Loughton Way	Proposed demolition, new front porch with WC and single storey side extension	REFUSE PERMISSION Drawings inaccurate in plan and elevation, LPA unable to assess impact of the proposal. BHPC - 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

CERTIFICATE OF LAWFUL DEVELOPMENT

EPF/2088/19	31 Fairlands Ave	LDC for removal of	LAWFUL
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		existing ground floor rear door/window and installation of bi-folding door	BHPC – No Comment
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PRIOR APPROVAL NOT REQUIRED

EPF/2229/19	139 Epping New Road	Prior application for a 4 metre deep single storey rear extension	PRIOR APPROVAL NOT REQUIRED BHPC – No Comment
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EFDC PLANNING DECISIONS 1 November to 30 November 2019 for P&E 02/01/19

GRANT PERMISSION

EPF/2262/19	97 Princes Road	Raising of ridge and rear dormer in relation to a loft conversion and first floor rear extension	NO OBJECTION
EPF/2297/19	18 Westbury Lane	Proposed bay window replacement	NO OBJECTION
EPF/2317/19	17 Hurst Road	Proposed two storey rear, side and ground floor front extension	NO OBJECTION
EPF/2177/19	157 Ardmore Lane	TPO/EPF/17/83 T2: Sycamore – cut back overhang	TREE WORDS
EPF/2356/19	18 The Windsors	TPO/EPF/110/10 Fell 2x Sycamore, 1x Willow	SPLIT DECISION Refuse permission to fell ivy clad Sycamore BHPC noted concerns that the trees are outside of the property boundary of number 18
EPF/2339/19	Eaton Manor Children's Day Nursery	LDC for use of whole building exclusively as a day nursery continuously for more than 10 years	LAWFUL If this application is to remove the provision of a sports pavilion then we have no comments to make.
EPF/2270/19	100 Forest Edge	LDC for proposed hip to gable loft conversion with rear dormer and Juliet balcony	LAWFUL NO COMMENT

REFUSE PERMISSION

EPF/2057/19	26 Starling Close	Two storey side and single storey rear extensions and loft rear and side dormer and Juliet balcony	REFUSE PERMISSION Due to scale bulk and poor design BHPC – NO COMMENT
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