

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 16 JANUARY 2020 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

- 165/19 **PRESENT** Cllrs: Mr B Nagpal (Chairman)
Mr J Barkham
Mr S Clark
Mrs J Forker Clark
Mrs S Patel

In attendance: Mrs L Petyt-Start (Clerk)

- 166/19 **APOLOGIES FOR ABSENCE**
There were apologies for absence from Cllr K. Williamson.

167/19 **DECLARATIONS OF INTEREST**

Cllr Patel declared a non-pecuniary interest in agenda item 6, EPF/2992/19 CLD

Cllr Neville declared a non-pecuniary interest in agenda item 6, Planning Applications; as a District Councillor he is a member of Area Planning Sub-Committee South.

168/19 **MINUTES**

The minutes of the meetings held on 2 January 2020, circulated, were approved and the Chairman authorised to sign them.

169/19 **PUBLIC PARTICIPATION**

There were no members of the public.

170/19 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Clerk advised a resident had sent a note of thanks following receipt of the Christmas parcel.

171/19 **PLANNING APPLICATIONS**

a) **Planning List dated 24 December 2019**

| | | |
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| EPF/2938/19 | 46 Russell Road Buckhurst Hill Essex IG9 5QE Hip to gable roof extension, loft conversion, side extension to the side of first floor. (Revised scheme). Objection Committee notes previous objection to EPF/2937/19 Overdevelopment Concerns building up to boundary line First floor extension should be subservient to existing Loft conversion should sit within the roof space, set back from the first floor extension. Concerns dominance of development up to boundary line | Mr Paul Halama |
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| EPF/2986/19 | 8 Rous Road Buckhurst Hill Essex IG9 6BL Proposed single storey rear extension & a garage conversion. No objection | Mr Laurence Henning IC aNT |
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| EPF/2994/19 | | 92 Queens Road Buckhurst Hill IG9 5BS Proposed single storey rear extension. No objection | Mr Paul Twelftree |
| EPF/2992/19 | CLD | 2 River Road Buckhurst Hill Essex IG9 6BS Application for a Lawful Development Certificate for a Proposed hip to gable & rear dormer. Development width of dormer appears incongruent at its connection with the side extension. Should sit within the existing roof space | Mr Rodney Vitalis |
| EPF/2977/19 | DRC | Land rear of 52 and 54 Palmerston Road Buckhurst Hill Essex IG9 5LH Approval of details reserved by condition 4 ' Surface Water on planning approval EPF/1438/19 (Application for Variation of Condition 2 "in accordance with drawings" for EPF/2819/18. (Proposed two new dwellings). No comment | Mrs & Mrs Lewis & Dacosta |
| b) Planning List dated 03 January 2020 | | | |
| No Planning applications to consider | | | |
| c) Planning List dated 10 January 2020 | | | |
| EPF/0014/20 | | 13 Hurst Road Buckhurst Hill IG9 6AB Proposed two & single storey rear extension. Objection Plans for existing garage is absent in application | Mr & Mrs C Fonseka |
| EPF/3096/19 | | 74 Queens Road Buckhurst Hill IG9 5BS Alterations & extensions to provide x 3no. additional residential mews style residential units. Objection Overdevelopment of site Height of development overbearing, concerns detrimental to street scene Severe lack of amenity space Concerns absence of parking | Ms Marion Petrie |
| EPF/3084/19 | CLD | 28 Woodside Buckhurst Hill IG9 5DR Certificate of Lawful Development for proposed loft conversion with two hip to gable roofs, one rear dormer with Juliet balcony and three roof lights to front elevation. No comment | Mr Chris Woodhall |

172/19 PLANNING DECISIONS

There were no new decisions to discuss.

173/19 ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

The next item was brought forward but has been recorded in the original agenda order

174/19 WHIPPS CROSS HOSPITAL DEVELOPMENT

A presentation was made on the update of the proposed development at Whipps Cross Hospital.

175/19 PLANNING APPLICATION FOR NEW CEMETERY IN CHIGWELL

The Committee discussed the revised application EPF/2131/19 and noted the potential impact upon the parish of such a development at its border with the Parish of Chigwell. The comments are:

Strong 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, specifically the ingress and egress of vehicles at the site.

Detrimental to immediate residential dwellings with close proximity to site

Insufficient parking. Inadequate parking across the site.

176/19 EPPING FOREST SPECIAL AREA OF CONSERVATION

Councillors discussed the LTC suggestion of instituting an Inner Exclusion Zone. It was UNANIMOUSLY agreed this item should be brought back to the next meeting, providing more time to consider the issues with the intent of providing a thoroughly considered response.

177/19 PLANNING ITEMS OF CONCERN

- a) Items of concern
 - Potholes
 - Enforcement of parking restrictions at Lower Queens Road
- b) Items for next Agenda
 - CCTV Junction of Stradbroke Grove/Palmerston Road

There being no further business the Chairman thanked Members for attending and closed the meeting at 20.38.

Chairman

Date