

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 30 JANUARY 2020 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

178/19 PRESENT

Cllrs: Mr K Williamson (Chairman)
Mr B Nagpal (Vice Chairman)
Mr J Barkham
Mr S Clark
Mrs S Patel

In attendance: Mrs L Petyt-Start (Clerk)

Also in attendance six members of the public.

179/19 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr J Forker-Clark

180/19 DECLARATIONS OF INTEREST

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.

181/19 MINUTES

The minutes of the meetings held on 16 January 2020, circulated, were approved and the Chairman authorised to sign them.

182/19 PUBLIC PARTICIPATION

There were six members of the public.

3 members of the public spoke regarding Agenda Item 6a - EPF/2514/19 75, 75a-c, 77 Queens Road objecting to the application.

1 member of the public spoke regarding Agenda Item 6b - EPF/0108/20, 48 Russell Road in support of the application.

183/19 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised communication had been received from District regarding Planning Appeal against refusal of a householder application for 178 Buckhurst Way.

184/19 PLANNING APPLICATIONS

a) Planning List dated 17 December 2019

EPF/0073/20 TPO

31 Luctons Avenue
Buckhurst Hill
IG9 5SG

Mr Selwyn Jones

TPO/EPF/46/10 (Ref: T1) T1: London Plane - Target prune by reducing main leading branches by up to 1m, 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 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 arboriculturalist because it has concerns the maturity and effect of replacement may have an adverse environmental impact

EPF/0053/20 10 Knighton Lane Mrs Tee
Buckhurst Hill
IG9 5HF
Proposed patio extension to an already approved patio.
No objection

EPF/0065/20 83 Palmerston Road Angela Nun
Buckhurst Hill
IG9 5NS
Proposed garage conversion.
No objection

This item was brought forward but for consistency is recording in its original planning order

EPF/2514/19 75, 75a-c, 77 Queens Road ROK Projects Ltd
Buckhurst Hill
IG9 5BW
Planning Application for the demolition of No. 75, 75a-c, 77 Queens Road and the construction of fifteen new dwellings with a ground floor retail unit.
Strong Objection
Overdevelopment of site
Overbearing on neighbouring properties
Out of keeping with immediate street scene
Proposed height is too high
Proposed development does not follow trajectory of other properties down Queens Road.
Design statement says ridge steps down but application does not follow this.
Deleterious impact upon on neighbours
Concerns over loss of two retail units
Plans do not show access to parking for neighbouring commercial units
Proposed new road is currently access only to car park, the increase of parking and vehicular movements causes significant safety concerns.
Lack of parking provision for retail
Light and noise pollution for neighbouring properties
Concerns for air pollution during development
Concerns this sits within the Special Area of Conservation

EPF/0048/20 DRC Land and Garages rear of EFDC - John Hayes
54 - 60 Hornbeam Road (Bourne House)
Buckhurst Hill
Essex
IG9 6JY
Application for Approval of Details Reserved by Condition 5 'Phase 2 and condition 6 'Remediation Method Statement' on planning application EPF/0213/16 (Demolition of garages and replacement with 2 x 3 bed two storey affordable homes with 5 parking spaces and associated landscaping).
No comment

EPF/3068/19 Land and Garages rear of EFDC - John Hayes
54 - 60 Hornbeam Road (Bourne House)
Buckhurst Hill
Essex
IG9 6JY
Application for Approval of Details Reserved by Conditions 3"external finishes", 15"external lighting", 18"arboricultural method statement" & 20"water disposal" for EPF/0213/16. (Demolition of garages and replacement with 2 x 3 bed two storey affordable homes with 5 parking spaces and associated landscaping).

No comment

EPF/3069/19	Land and Garages to the rear of 30-34A Hornbeam Road (adj Hornbeam House) Hornbeam Road Buckhurst Hill Essex IG9 6JT Application for Approval of Details Reserved by Conditions 3"external finishes", 18"arboricultural method statement" & 19"water disposal" for EPF/0234/16. (Demolition of garages and replacement with 2 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping).	EFDC
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No comment

EPF/3070/19	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS Application for Approval of Details Reserved by Conditions 3"external finishes", 11"external levels", 17"arboricultural method statement" & 18" water disposal" for EPF/0215/16. (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping).	EFDC
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No comment

b) Planning List dated 24 January 2020

EPF/0083/20	81 A Palmerston Road Buckhurst Hill IG9 5NS Proposed garage conversion	Louise Staniforth
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No objection

EPF/0108/20	48 Russell Road Buckhurst Hill IG9 5QE Demolition of existing bungalow and construction of 5 flats (Revised application to EPF/2483/18).	Mr David Saunders
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Objection
Concerns over the development of five units
Special Area of Conservation

EPF/0111/20	22 Woodside Buckhurst Hill IG9 5DR Single storey rear extension and garage conversion	Dr Shanti Velmurugan
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No objection

EPF/0086/2	CLD 3 Crown Close Brook Road Buckhurst Hill IG9 5FE Application for a Lawful Development Certificate for a proposed removal of an existing conservatory & replacement single storey brick structure on the identical footprint with a flat roof	Ms Nancey Fawehimi
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**Unable to Comment due to absence of plans for this
application.**
Committee would appreciate a response in this matter

EPF/0113/2	CLD 6 The Stables Buckhurst Hill IG9 5RQ Certificate of lawful development for a proposed summer house	Mr Daniel Kendrick
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No comment

185/19 PLANNING DECISIONS

There were no new decisions to discuss.

186/19 ENFORCEMENT

The opened and closed cases for the period 1/08/19 to 24/01/20, having been circulated previously, were noted.

187/19 CCTV AT THE JUNCTION OF STRADBROKE GROVE/PALMERSTON ROAD

- a) A report regarding the installation of CCTV on the property was received and resident petition discussed
- b) It was unanimously AGREED to formally communicate with the resident and installation company regarding the breach of Data Protection Law

188/19 PLANNING ITEMS OF CONCERN

- a) Items of concern
 - i) Noting the pothole between Amberley and Roebuck Lane had been filled Councillors expressed disappointment that adjacent potholes had not been filled at the same time. Views were offered this seems incredibly time and resource inefficient and demonstrates a lack of planning by Essex Highways. Clerk requested to write to Essex Highways regarding their processes for clarification
 - ii) Oak Rise resurfacing has only covered one third of the road
 - iii) Lower Queens Road surface needs improving
 - iv) Committee would like to receive advice on the licenses for utilities works which are impactful upon the parish due to resident and traffic disruption
- b) Items for next Agenda
 - Proposal for new crossing point on the High Road

There being no further business the Chairman thanked Members for attending and closed the meeting at 19.53.

Chairman

Date