

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 4 JUNE 2020 VIA ZOOM

012/20 **PRESENT** Cllrs: Mr B Nagpal (Chairman)
Mr K Williamson
Mr J Barkham
Mr S Clark
Mrs J Forker-Clark

Also present: Mr S Cornwell, Chairman BHFC

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

013/20 **APOLOGIES FOR ABSENCE**
There were no apologies for absence.

014/20 **DECLARATIONS OF INTEREST**
Cllr Barkham declared a non-pecuniary interest in agenda item 6, EPF/0951/20 – 99 Princes Road.

015/20 **MINUTES**
Cllr Nagpal joined the meeting

The minutes of the meetings held on 21 May 2020, circulated, were approved and the Chairman authorised to sign them.

016/20 **PUBLIC PARTICIPATION**
1 member of the public spoke in depth regarding Buckhurst Hill Football Club and the planning application that was recently discussed by the Committee and subsequently objected to. He provided the committee with information in relation to the objections and shared the club's ambitions for the future, specifically how the proposed development would help them the club to achieve their ambitions and was required by the Football Association for progression of the 1st senior team. The club would like to double the number of children it can accommodate and reduce the waiting list. Examples of social intervention work were provided. The Chairman explained that as the application had previously been discussed it could not be looked at again and was advised that the comments should be sent to EFDC and also that the club should attend the Area Planning Sub-Committee South meeting at EFDC.

017/20 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**
There were no communications to report.

018/20 **PLANNING APPLICATIONS**
Planning List dated 22 May 2020

EPF/0951/20	99 Princes Road Buckhurst Hill IG9 5DX Proposed two storey rear ground floor extension. No objection	Mrs Latifa Debbrah
-------------	---	--------------------

EPF/0974/20	26 Starling Close Buckhurst Hill IG9 5TN	Ms Jenny Gray-Thompson
-------------	--	------------------------

Proposed two storey side extension, single storey rear extension & a loft conversion with a rear dormer. (Revised application to EPF/2057/19).

No objection

EPF/0976/20	32 Forest Edge Buckhurst Hill IG9 5AA Single storey side & rear extension, with raised deck to rear, and single rooflight. No objection The drawings appear to be different from the present street view, therefore not representing existing elevations accurately. There are 3 rooflights on the drawings and only 1 proposed.	Ms Tahreem Shaz-Vennus
-------------	---	------------------------

Planning List dated 29 May 2020

EPF/1010/20	Roebuck Heights North End Buckhurst Hill IG9 5RF TPO/EPF/16/03 T1-T3: Limes - Crown lift & crown reduce, 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 therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.	Mr Paul Sherringham
-------------	--	---------------------

EPF/1030/20 CLD	26 Dene Road Buckhurst Hill IG9 6BP Application for a Certificate of Lawful Development for proposed 3 metre single storey extension, existing garage demolition & existing back garden outbuilding extension. No comment	Mr Domingo Lapadula
-----------------	--	---------------------

EPF/1088/20 PDE	30 Farm Way Buckhurst Hill IG9 5AH Application for Prior Approval for a Larger Home Extension measuring 5.00 metres, height to eaves of 2.60 metres & a maximum height of 3.45 metres. Comment Concerns that the depth of the development will be overbearing for the adjoining properties.	Mrs S Samonini
-----------------	--	----------------

019/20 PLANNING DECISIONS

There were 20 decisions for March, 11 decisions for April on applications previously considered which are shown at Appendix A. Circulated.

The Clerk agreed to discuss the decision for 158 Queens Road with the Planning officer for the application.

020/20 ENFORCEMENT

There were 3 open cases and 1 closed case of alleged breaches for the period from 1 May to 31 May of planning control from EFDC. Circulated.

021/20 PLANNING ITEMS OF CONCERN

- a) Items of concern
There were no items of concern

- b) Items 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 7.53pm

Chairman

Date

EFDC PLANNING DECISIONS 1 March to 31 March 2020 for P&E 04/06/2020

Delegated Cases

GRANT PERMISSION

EPF/0014/20	13 Hurst Road	Proposed two & single storey rear extension.	OBJECTION – Plans for existing garage is absent in application
EPF/0065/20	83 Palmerston Road	Proposed garage conversion.	NO OBJECTION
EPF/0083/20	81A Palmerston Road	Proposed garage conversion.	NO OBJECTION
EPF/0111/20	22 Woodside	Single storey rear extension and garage conversion.	NO OBJECTION
EPF/0151/20	7 Fairlands Avenue	Proposed rear ground floor lean-to extension.	NO OBJECTION
EPF/0179/20	81 Palmerston Road	Proposed garage conversion.	NO OBJECTION
EPF/0219/20	2 Broadfield Way	Proposed new single storey, full-width rear extension to replace two existing extensions and small side extension/porch.	NO OBJECTION
EPF/0227/20	11 Little Plucketts Way	Proposed front door canopy; roof and rear additions.	NO OBJECTION
EPF/1059/19	Former St Elisabeths Church, Chestnut Avenue	Change of use of church to office use with continuing use of church hall as community hall ref. EPF/2011/18. Replace existing metal windows with new Heritage aluminium windows, replace and relocate entrance doors and rebuild front porch with new entrance doors and glazing, single storey side extension to the rear of the church and new with an altered window and door openings including a loading bay and ramp to the side. Remove floor to stage and outside stairs and detached garage, resurface the car park and widen the entrance to car park.	NO OBJECTION
EPF/2434/19	Northcote, 2 Farm Way	Retrospective application for fencing to rear garden.	OBJECTION – No reason to exceed height of 2m
EPF/2608/19	32 Stradbroke Grove	Proposed first floor extension, single storey side/rear extension and part two storey and single storey rear extension.	NO OBJECTION
EPF/0073/20 TPO	31 Luctons Avenue	TPO/EPF/46/10 (Ref: T1) T1: London Plane – Target prune by reducing main leading branches	TREE WORDS

		by up to 1m, as specified.	
--	--	----------------------------	--

REFUSE PREMISSION

EPF/0225/20	5 Hurst Road	Loft conversion including raising of ridge and rear dormer.	OBJECTION – Concerns over ridge height
EPF/0226/20	7 Hurst Road	Loft conversion including raising of ridge and rear dormer.	OBJECTION – Concerns over ridge height

LAWFUL

EPF/0086/20 CLD	3 Crown Close, Brook Road	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.	COMMENT – Unable to comment due to absence of plans for this application. Committee would appreciate a response in this matter.
EPF/0113/20 CLD	6 The Stables	Certificate of Lawful development for a proposed summer house.	NO COMMENT
EPF/0152/20 CLD	7 Fairlands Avenue	Application for a Lawful Development Certificate for a Proposed hip to gable loft conversion with rear dormer.	COMMENT – Concerns over change to street scene Unightly design with irregular front elevation
EPF/0187/20 CLD	158 Queens Road	Application for a Lawful Development Certificate for a Proposed erection of two & a half storey buildings at the rear containing x4 no. flats. Erection of a rear ground floor extension & provision of x2 no. retail units, first floor rear extension, new gable roof & x3 no. front dormer windows.	'Strong objection' – Committee feels this is not a CLD There are no drawings to discuss and provide comment upon. It is noted that four previous applications in respect of this property have been REFUSED PERMISSION EPF/0694/19, EPF/1402/16, EPF/1348/15, EPF/1684/13
EPF/0231/20 CLD	11 Cascade Close	Application for a Lawful Development Certificate for a Proposed hip to gable loft conversion with a rear dormer.	NO COMMENT

PRIOR APPROVAL NOT REQUIRED

EPF/0389/20 PDE	5 Hurst Road	Application for prior approval for a larger home extension measuring 3.30 metres deep, height to eaves of 2.8 metres & a maximum height of 4.00 metres.	NO COMMENT
-----------------	--------------	---	-------------------

EFDC PLANNING DECISIONS 1 April to 30 April 2020 for P&E 04/06/2020

Delegated Cases

GRANT PERMISSION

EPF/0264/20	43 Loughton Way	Proposed single storey rear extension, first floor side extension, extension to roof & changes to wall, roof & window finishes.	NO OBJECTION
EPF/0272/20	37 Fairlands Avenue	Proposed two storey side extension & a loft conversion with remodelling of garage, including neighbour's garage roof remodelling. (Revised application to EPF/2958/19).	No Objection to changes to dwelling, but changes to garage requires neighbours assent/approval. Would suggest that the garage is rebuilt.
EPF/0433/20	61 Forest Edge	First floor rear extension, loft and garage conversions.	NO OBJECTION
EPF/0444/20 TPO	54 Russell Road	TPO/EPF/07/74 (Ref: A1) T1: Elm – Crown reduce back from property to give 3m clearance & shape canopy, as specified.	TREE WORDS

REFUSE PREMISSION

EPF/0429/20	55 Walnut Way	Ground and First floor side and rear extensions inclusive of rear loft dormer.	NO OBJECTION
EPF/1909/19	18 Russell Road	Proposed erection of x 4 no. dwellings with associated infrastructure and landscaping.	OBJECTION – Overdevelopment of 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.
EPF/2514/19	75, 75a-c, 77 Queens Road	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

			<p>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 on neighbours Concerns over loss of two retail 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</p>
--	--	--	--

LAWFUL

EPF/0355/20 CLD	66 Walnut Way	Application for a Lawful Development Certificate for a Proposed completion of the extension by building on the first floor (already approved).	NO COMMENT
EPF/0394/20 CLD	30 Starling Close	Application for a Lawful Development Certificate for a Proposed single storey rear extension.	NO COMMENT
EPF/0525/20 CLD	53 Ardmore Lane	Application for a Lawful Development Certificate for a Proposed loft extension with rear dormer and Juliet balcony.	NO COMMENT
EPF/0590/20 CLD	22 Woodside	Application for a Lawful Development Certificate for Proposed extensions to the roof, including x2 no. dormer roof additions to side elevations, x1 no. dormer roof to rear elevation, Juliet balcony & x6 no rooflights.	COMMENT – Concerns regarding bulk of development on plot. Side dormers are out of keeping with street scene especially with the changing roof ridge height between the dormer height and

			<p>the roof. There are examples of more in character roof lines at 18 Woodside with a side dormer. A full change from hip to gable would be more sympathetic than a double side dormer.</p>
--	--	--	---