

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 18 JUNE 2020 VIA ZOOM

022/20 PRESENT

Cllrs: Mr B Nagpal (Chairman)
Mr K Williamson
Mr J Barkham
Mr S Clark
Mrs J Forker-Clark

Also present: Mr P Foxtton B.H. Residents Society
1 Member of the public

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

Press: David Jackman

023/20 APOLOGIES FOR ABSENCE

There were no apologies for absence.

024/20 DECLARATIONS OF INTEREST

All members of the Committee declared a non-pecuniary interest in agenda item 6, EPF/1041/20 – Forest Place, Roebuck Lane.

Cllrs Clark and Forker-Clark declared a non-pecuniary interest in agenda item 6, EPF/1027/20 – 3 Cascade Road

025/20 MINUTES

The minutes of the meetings held on 4 June 2020, circulated, were approved and the Chairman authorised to sign them.

026/20 PUBLIC PARTICIPATION

Mr Foxtton spoke regarding EPF/1041/20 – Forest Place, Roebuck Lane. Due to this application being withdrawn so late in the day, and note he would like the Parish Council to reinstate their Enforcement with EFDC for the demolition of the tower.

1 member of the public spoke objecting to EPF/0962/20 – 82 High Road.

027/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

EFDC had emailed the Clerk asking for the Parish Council to provide advice and assistance to the shops and businesses reopening in the area following the pandemic of COVID-19.

Email from Essex County Council advising that planning application EPF/0888/20 – 2 Walnut Way, was not acceptable to the Highway Authority.

028/20 PLANNING APPLICATIONS Planning List dated 5 June 2020

EPF/0888/20	2 Walnut Way Buckhurst Hill IG9 6HX Proposed new detached house within the curtilage of the property. Objection Overdevelopment of site	Mr Ruslan Barabash
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**Completely out of keeping with the street scene would have detrimental impact on existing properties in the vicinity
Agree with opinion of Essex Highways that development would pose significant dangerous risk at this junction**

EPF/0962/20	82 High Road Buckhurst Hill IG9 5RP Proposed three storey rear extension. No objection	Mr & Mrs Richard Curran
EPF/1012/20	98 Westbury Lane Buckhurst Hill IG9 5PW Outline application for a change of use from Offices Class A2 / B1a to Residential Class C3a. Construction of two Dwellings with not less than 2 bedrooms each and not more than two parking spaces for both. Dwellings may be formed by part conversion and part newbuild or entirely newbuild. Dwellings may be mews style cottages or apartments. Objection Would ask for a survey providing evidence that there is not the requirement for office space in the area The development that is outlined in the application is overdevelopment and not be appropriate for this site No more than 1 dwelling may be adequate for this site, if lack of demand for office space is proven, with appropriate off-street parking	Ameet Kotecha
EPF/1041/20	Forest Place Roebuck Lane Buckhurst Hill IG9 5QL Variation of condition 1 'Plan numbers' on planning permission EPF/1610/18 (Redevelopment comprising a 2.5, 3 and 4 storey development with basement to create 125 new care units at the application site, together with ancillary medical and recreational facilities and single storey courtyard development. Retention of existing 40 bed facility in Maple Unit. Creation of 57 parking spaces including two level car parking for 40 vehicles in north eastern corner of the site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane). Amendments to design of building and parking layout, together with construction of access way, erection of privacy fencing and erection of outbuildings and bin storage). Does not require any discussion as this application has been withdrawn	Mr Jay Patel
EPF/1093/20	172 Buckhurst Way Buckhurst Hill IG9 6HZ Proposed removal of existing wooden decking at the back of the house & stairs down to the garden with a paved terrace replacement. No objection	Mr Morgan Francis
EPF/1027/20 CLD	3 Cascade Road Buckhurst Hill IG9 6DX Application for a Certificate of Lawful Development for a proposed single storey rear extension. No comment	Mr Dan Morgan
EPF/1077/20 CLD	85 Russell Road Buckhurst Hill IG9 5QF Application for a Certificate of Lawful Development for a Proposed	Mr Umesh Patel

loft conversion with a rear dormer and rooflight windows to the front.

No comment

Planning List dated 12 June 2020

This Planning List was adjourned to the next Planning & Environment Committee meeting, due to take place 2 July 2020.

029/20 PLANNING DECISIONS

There were 9 decisions for May, on applications previously considered which are shown at Appendix A. Circulated.

030/20 LAMP POSTS

Members were asked to advise the Clerk of any new or existing lamp posts within the Parish and these can be discussed at a future meeting.

031/20 DRAFT GEEN INFRASTRUCTURE STRATEGY

The Committee were advised that there is a meeting on 2 July over Zoom and if members wanted to attend to advise the Clerk.

Cllr Williamson advised that he has read the draft strategy, noting very little is relevant to the Parish. He will share the relevant information and section with members of this committee.

032/20 PLANNING ITEMS OF CONCERN

a) Items of concern

The Clerk was asked to progress the Enforcement notice for Forest Place and have it actioned. The committee has previously requested the lift shaft to be either demolished or the design changed to make it much smaller. It was also mentioned that when new plans are submitted, it should go straight to Area Planning Sub-Committee South at EFDC.

It was reported that the dog waste bin located at Lower Queens Road is overflowing, as it has not been emptied.

It was reported that fly tipping is still a big problem in the Parish, it was then advised that Nigel Richardson from EFDC will be attending the next Full Council meeting.

The Clerk was asked if there was any update as to when the bridge from the rugby field to Luxborough Lane would be reopened. She agreed to make enquiries.

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 8.01pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 May to 31 May 2020 for P&E 18/06/2020

Delegated Cases

GRANT PERMISSION

EPF/0053/20	10 Knighton Lane	Proposed patio extension.	NO OBJECTION
EPF/0544/20	77 Ardmore Lane	Proposed single storey side extension.	NO OBJECTION
EPF/0638/20	18 The Drive	Proposed two storey front extension, garage conversion with rooflight. Demolition of existing rear conservatory & replacement with a single storey rear extension with monopitch roof to match the existing with new rooflights. Proposed loft conversion with Juliet balcony & a crossover across the front of the property.	NO OBJECTION
EPF/0724/20 TPO	Roebuck Heights, North End	TPO/EPF/16/03 (Ref: T5-T7) T1-T3: 3 x Limes – Crown reduce to previous points, as specified.	TREE WORDS

REFUSE PERMISSION

EPF/0251/20	38 Queens Road	Alterations and extension to create 5no. one bedroom flats, with amended retail space to front.	OBJECTION – Overdevelopment of site Lack of amenity space for 5 dwellings Lack of parking Loss of amenity and privacy to neighbouring properties and properties in Princes Road Rear garden 2 storey building out of scale and design out of keeping with neighbouring properties No emergency access to rear properties Epping Forest SAC
EPF/0687/20	126 Forest Edge	Alteration of side extension front flat roof to pitched roof with gable end.	NO OBJECTION
EPF/2441/19	91 Queens Road	Proposed demolition of the existing dwelling & the construction of x 8 no. new dwellings.	OBJECTION – Over development of site Out of keeping with immediate street scene Overbearing on

			neighbouring properties Adverse effect on air quality Detrimental to neighbours use of amenity space
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LAWFUL

EPF/0535/20 CLD	47 Lower Queens Road	Application for a Lawful Development Certificate for a Proposed loft conversion with a rear & side dormer with x1 no. rooflight to the front elevation.	COMMENT – Concerns about the L shape dormer proposed being dominant and sets a detrimental impact of precedent that these are an acceptable part of the street scene
EPF/0709/20 CLD	23 Scotland Road	Application for a Lawful Development Certificate for a Proposed loft conversion with x2 no. hip to gable roofs, removal of chimneys, rear dormer with Juliet balcony, three rooflights to the front elevation & a small window to the front gable.	NO COMMENT