

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 7 JANUARY 2021 VIA ZOOM

- 160/20 PRESENT** Cllrs: Mr B Nagpal (Chairman)
Mr K Williamson
Mr J Barkham
Mr S Clark
Mrs J Forker-Clark
- Also present: 4 Members of the public
- In attendance: Mrs K Lumb (Deputy Clerk)
Mrs L Tettmar (Admin & Finance Assistant)
- Press: David Jackman

- 161/20 APOLOGIES FOR ABSENCE**
There were no apologies for absence.

- 162/20 DECLARATIONS OF INTEREST**
There were no declarations of interest on any item on the Agenda, however, the Chairman acknowledged that he knows Mr Nic Antony applicant for planning application EPF/2854/20 – 111 Rous Road.

- 163/20 MINUTES**
The minutes of the meeting held on 17 December 2020, circulated, were approved and the Chairman authorised to sign them.

- 164/20 PUBLIC PARTICIPATION**
1 member of the public spoke supporting EPF/2854/20 – 111 Rous Road.
2 members of the public spoke objecting to EPF/2808/20 – 75, 75a-c, 77 Queens Road.

1 member of the public joined the meeting during this item.

- 165/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS**
Letter from EFDC regarding an amended application in respect of EPF/2540/20 – 15 Roebuck Lane.
8 emails from residents objecting to EPF/2805/20 – Tymba, 10 Fernside.
1 Letter from resident objecting to EPF/2805/20 – Tymba, 10 Fernside.
Email from resident objecting to EPF/2808/20 – 75, 75a-c, 77 Queens Road.

- 166/20 PLANNING APPLICATIONS**
EPF/2854/20 – 111 Rous Road, EPF/2808/20 – Rear of 75, 75a-c, 77 Queens Road, EPF/2805/20 – Tymba, 10 Fernside and EPF/2845/20 – 28 Holly Close were brought forward but for consistency are recorded in their original listed order.

Planning List dated 18 December 2020

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|----------------|--|-----------------|
| EPF/2805/20 PN | Tymba
10 Fernside
Buckhurst Hill
IG9 5TY
Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.
Strong objection
Severe over development of site | Mr Huseyin Ulus |
|----------------|--|-----------------|

**Overbearing on the whole street
Completely out of keeping with street scene and not
appropriate for the vicinity
Severe issues with parking and lack of amenity space
The development looks like a block of flats
This development should not proceed to these plans**

EPF/2802/20 2 Chestnut Avenue Mr Daniel Wrench
Buckhurst Hill
IG9 6EW
Single rear extension, two storey side extension & loft conversion.
**No objection to the principle of the extension
But concerns with the porch is out of keeping with the
neighbouring property
The choice of painted brickwork is a cause of concern and
should match the existing brickwork**

EPF/2808/20 Rear of 75, 75a-c,77 Mr S Moore
Queens Road
Buckhurst Hill
IG9 5BW
Demolition of structures to the rear of 75-77 Queens Road and
erection of 8 new dwellings
**Strong Objection
Gross overdevelopment of site
Severe lack of amenity space
The flats suffer lack of sunlight and the overhanging
balconies exacerbate the issue on the flats below
The access road is single file and will cause issues for the
flats and the retail units
Concerns with the impact on neighbours in the vicinity with
traffic movement
Detrimental impact on neighbouring properties
Severe lack of parking for 8 dwellings**

2 members of the public left the meeting at the conclusion of this item

EPF/2844/20 28 Holly Close Ms Liahna Harvey-May
Buckhurst Hill
IG9 6HT
Single storey rear extension and level outdoor seating area with
steps to garden
**No objection
But concerns with privacy to neighbours with the height of
the patio**

EPF/2783/20 CLD 40 Russell Road Mr and Mrs Nightingale
Buckhurst Hill
IG9 5QE
Application for a Lawful Development certificate for a single storey
rear extension.
No comment

EPF/2845/20 CLD 28 Holly Close Ms Liahna Harvey-May
Buckhurst Hill
IG9 6HT
Application for a Lawful development Certificate for loft conversion
with rear dormer including Juliet balcony and front rooflights
No comment

Planning List dated 24 December 2020

EPF/2916/20 PN 7 Knighton Lane Dr Nabil
Buckhurst Hill
IG9 5HH
Prior approval for enlargement of a dwelling house by construction

of additional storey (Revised application to EPF/2214/20).

No comment

EPF/2854/20 CLD	111 Rous Road Buckhurst Hill IG9 6BU Lawful Development Certificate for existing rear dormer, ground floor rear extension & first floor side/rear extension.	Mr N Antony
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No comment
But seriously disappointed that this was built 4 years ago and not to drawings specification. The Committee will be contacting Building Control at EFDC

1 member of the public left the meeting at the conclusion of this item

EPF/2872/20	20 Stag Lane Buckhurst Hill IG9 5TD Ground floor side and rear side infill extension.	Lian
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No objection

EPF/2908/20	104 Buckhurst Way Buckhurst Hill IG9 6HP Double storey side extension and single storey rear extension with rear terrace following demolition of existing garage and conservatory.	Ms Kallis
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No objection

EPF/2860/20 CLD	25 Dene Road Buckhurst Hill IG9 6BP Application for a Lawful Development certificate for a proposed single storey rear extension.	Mr Timothy Hedger
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No comment

167/20 PLANNING DECISIONS

There were 17 decisions for the period 1 December to 31 December 2020, on applications previously considered which are shown at Appendix A. Circulated.

168/20 PLANNING ENFORCEMENT

There were no new Enforcement Cases notified from EFDC.

169/20 PLANNING ITEMS OF CONCERN

- a) Items of concern
- i) It was reported to the Committee that the road markings at the Stradbroke Grove/ The Meadway junction are still in a very poor state, this was previously reported to Highways around 2 years ago and have still not been repainted. This continues to be followed up.
 - ii) The Committee was informed that the one way sign at Princes Road/ Forest Edge will be covered over by the tree branches once the tree regrows.
 - iii) The Committee was informed that fly tipping is still an issue in the Parish, especially along Roding Lane, these have been reported previously to EFDC.
 - iv) It was reported to the Committee that Hornbeam Close flats are the only flats to not have security doors on them, and that youths are congregating in the stairwell causing a nuisance. This has been reported to EFDC but Cllr Forker-Clark was advised to send email to the Office and the PCSO can be notified of this issue.

- b) Items for next Agenda

There were no items for the next Agenda

The Chairman thanked Members for attending and closed the meeting at 8pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 December to 31 December 2020 for P&E 07/01/2021

Delegated Cases

GRANT PERMISSION

EPF/2349/20	3 Amberley Road	Proposed single storey ground floor extension.	NO OBJECTION
EPF/2407/20	6 Crown Close, Brook Road	Proposed part conversion of a detached garage.	NO OBJECTION – But concerns over building control with safety having a garage door directly into living accommodation The building should not become a separate dwelling in the future
EPF/2455/20	24 Farm Way	Single storey rear extension.	NO OBJECTION
EPF/2505/20	1 Farm Way	Loft conversion with rear and side dormers.	NO OBJECTION
EPF/2151/20 TPO	34 Ardmore Lane	TPO/EPF/11/91 T1: Cherry – Crown reduce by up to 1m, as specified.	TREE WORDS
EPF/2252/20 TPO	36 Russell Road	TPO/EPF/07/74 (Ref: A1) T1 & T2: x Horse Chestnut, T3 & T4: 2 x Ash – Crown reduce to previous points, as specified.	TREE WORDS

REFUSE PERMISSION

EPF/1404/20	5 Hurst Road	Proposed loft extension & raising the ridge by 300mm. (Revised application to EPF/0225/20).	NO OBJECTION
EPF/1405/20	7 Hurst Road	Proposed loft extension & raising the ridge by 300mm. (Revised application to EPF/0226/20).	NO OBJECTION
EPF/2368/20	8 Roding View	Part single storey and part two storey side extension, part single storey and part two storey rear extension, garage conversion and replacement porch (Revised application to EPF/1138/20).	OBJECTION – The fragmented design of the development is detrimental to the street scene
EPF/2447/20	Holly End, 29 Holly Close	Retention of a timber security fence above existing brickwork boundary wall.	NO OBJECTION
EPF/2490/20	13 Roding Lane	First floor rear extension.	NO OBJECTION
EPF/2539/20	11 Westbury Lane	Proposed single storey rear extension	NO OBJECTION

LAWFUL

EPF/2339/20 CLD P&E 017 070121	16 Victoria Road	Application for a Lawful	NO COMMENT
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		Development Certificate for a Proposed single storey rear extension.	
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NOT LAWFUL

EPF/1907/20 CLD	33 Starling Close	Certificate of lawful development for proposed hip to gable roof extension and rear dormer in connection with a loft conversion and front roof lights.	NO COMMENT
EPF/2525/20 CLD	64 B Palmerston Road	Application for a Lawful Development Certificate for a proposed 3 metres single storey rear extension & conversion of a garage into a habitable room with a window. New rooflight facing Palmerston Road.	NO COMMENT
EPF/2619/20 CLD	14 Russell Road	Application for a Lawful Development Certificate for a Proposed single storey rear extension.	NO COMMENT

PRIOR APPROVAL REQUIRED AND REFUSED

EPF/2051/20 PN	1 The Cedars	Prior approval for an additional storey on the existing property.	STRONG OBJECTION – The architectural integrity of the street scene would be adversely affected by this incongruent development Out of keeping with the street scene
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