

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 18 FEBRUARY 2021 VIA ZOOM

- 187/20** PRESENT Cllrs: Mr B Nagpal (Chairman)
Mr K Williamson
Mr J Barkham
Mr S Clark
Mrs J Forker-Clark
- Also present: 5 Members of the public
- In attendance: Mrs L Petyt-Start (Clerk)
Mrs L Tettmar (Admin & Finance Assistant)

- 188/20** APOLOGIES FOR ABSENCE
There were no apologies for absence.

- 189/20** DECLARATIONS OF INTEREST
There was a non-pecuniary declaration in EPF/0074/21 – 30 Fairlands Avenue from all members of the Committee.

- 190/20** MINUTES
The minutes of the meeting held on 4 February 2021, circulated, were approved and the Chairman authorised to sign them.

- 191/20** PUBLIC PARTICIPATION
Paul Messenger from Studio 3 Ltd has been contracted by EFDC to carry out a study and make recommendations for a regeneration of a number of District town centres. Having completed Waltham Abbey, Ongar and Loughton, Buckhurst Hill is next. He is meeting with the Clerk next week to discuss this further.
1 member of the public spoke supporting EPF/0074/21 – 30 Fairlands Avenue.
2 members of the public spoke objecting to previously discussed and objected to EPF/2442/20 – 179 Queens Road.

- 192/20** CHAIRMAN'S AND CLERK'S COMMUNICATIONS
Letter from EFDC advising of an appeal against a refusal for EPF/1405/20 – 7 Hurst Road.
Letter from EFDC advising of an appeal against a refusal for EPF/2051/20 – 1 The Cedars.
Letter from EFDC regarding the street naming and numbering of 2 Princes Road to Plot: Class A1/A2 Unit 1 Imperial House, 8 Queens Road, IG9 5FA
Plot: Class A3 use, Unit 2 Imperial House, 8 Queens Road, IG9 5FA
Plot: No. 3, Flat 1 Imperial House, 8 Queens Road, IG9 5FA
Plot: No.2, Flat 2 Imperial House, 8 Queens Road, IG9 5FA
Plot: No.1, Flat 3 Imperial House, 8 Queens Road, IG9 5FA
Plot: No.6, Flat 4 Imperial House, 8 Queens Road, IG9 5FA
Plot: No.5, Flat 5 Imperial House, 8 Queens Road, IG9 5FA
Plot: No.4, Flat 6 Imperial House, 8 Queens Road, IG9 5FA
The Committee was very disappointed to see that this development will now have an address of Queens Road, when it is predominantly Princes Road, requested that the Clerk contact EFDC to discuss.
2 emails from residents objecting to previously discussed and objected to EPF/2442/20 – 179 Queens Road.

2 members of the public left the meeting at the end of this agenda item

193/20 **PLANNING APPLICATIONS**

Planning List dated 5 February 2021

EPF/0074/21 30 Fairlands Avenue Mr and Mrs Start
Buckhurst Hill
IG9 5TF
Double storey side extension and part rear extension. Existing
ground floor garage rear & side extension.
No objection

EPF/0077/21 7 The Meadway Mr Chris Nunn
Buckhurst Hill
IG9 5PG
Loft conversion with side and rear dormers.
No objection
**But would like the material on the side dormers to be
consistent with what has been used on the property.
Also the windows on the side dormers should be obscured
glass**

1 member of the public left the meeting during this item

Planning List dated 12 February 2021

EPF/0154/21 104 Forest Edge Mrs Karen Pang
Buckhurst Hill
IG9 5AB
Hip to gable loft extension with rear dormer and front rooflights,
rear and lower ground extensions with new terrace and steps, front
bay window.
No objection
**Concerns with access to bedroom 6 – you have to exit house
from the rear external staircase to gain access**

EPF/0159/21 26 Roding View Mr Sundip Jadeja
Buckhurst Hill
IG9 6AQ
Single storey rear extension, front ramp for wheelchair access,
front porch and conversion of the garage to habitable room.
Objection
**With the absence of floor plans for this application it is
difficult to consider the effect of the change to habitable room
from the front to rear i.e. the impact to the floor and ceiling
height.**
**Concerns there is a lack of consistency in the proposal and it
is noted the modification to the front porch was to
accommodate disabled access**

EPF/0166/21 40 Westbury Lane Roger and Breda Fry
Buckhurst Hill
IG9 5PL
Two storey side and rear extensions with extended pitched roof
including a roof room . Alterations to front drive and enlarged
crossover. External alterations. Removal of existing conservatory
and utility room. (Revised application to EPF/2773/20).
Objection
Overdevelopment of site
Overbearing on the adjacent properties
**It is noted there is a minor amendment on this revised
application and therefore its requested decision is deferred to
the Planning Officer to consider if this amendment is
satisfactory to overcome the previous refusal**

EPF/0194/21 14 Holly Close Mr & Mrs Francis

Buckhurst Hill
IG9 6HT
Demolish existing garage. Construction of part single and part two storey rear and side extension.
No objection

194/20 PLANNING DECISIONS

There were 21 decisions for the period 1 January to 31 January 2021, on applications previously considered which are shown at Appendix A. Circulated.

195/20 PLANNING ENFORCEMENT

There were 2 closed cases of alleged breaches for the period of 1 January to 31 January 2021 of Planning Control from EFDC. Circulated.

196/20 PLANNING ITEMS OF CONCERN

- a) Items of concern
 - i) It was reported that the oak tree at Elm Close on the footpath leading to Forest Edge needs urgent work carried out to it. In the past the tree has caused subsidence to properties and that work is usually carried every 5 years or so. The resident who has raised this concern does not have internet access so would it be possible for the office to report to Essex Highways.
 - ii) The Committee was advised that there are signs on lamp posts regarding COVID-19 in Buckhurst Hill West, Chigwell and Loughton, but there aren't any in Buckhurst Hill East.
 - iii) It was reported that after building work has been carried out on 7 Stradbroke Grove, the pavement has been left in a very bad state of repair, this has been reported to Highways.
 - iv) It was noted that the footpath signpost by the notice board in Hornbeam Close has still not been re-installed.
- b) Items for next Agenda
There were no items for the next Agenda

The Chairman thanked Members for attending and closed the meeting at 8.02pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 January to 31 January 2021 for P&E 18/02/2021

Delegated Cases

GRANT PERMISSION

EPF/2378/20	19 Loughton Way	Proposed single storey side & rear extension.	NO OBJECTION
EPF/2540/20	15 Roebuck Lane	Rear, side and first floor, part ground and part first floor extensions and a loft conversion with a new roof raising the ridge by 300mm and decking area.	NO OBJECTION Committee would like the inaccuracies of the drawings to be investigated e.g. side elevation Concerns with the impact of the development being out of keeping with the street scene. A shame to lose the existing design of the dwelling Disappointed the ground floor goes to the boundary line
EPF/2642/20	1 Heron Close	Retention of doors/windows to ground floor rear façade (revised scheme to EPF/3428/18).	NO OBJECTION
EPF/2659/20	14 Thaxted Road	Construction of a single storey rear extension to accommodate a ground floor bedroom and bathroom for a registered disabled person.	NO OBJECTION
EPF/2670/20	15 Woodside	Conversion of existing garage into a habitable room.	NO OBJECTION But must not be used as a separate dwelling
EPF/2678/20	99 Princes Road	Raising of the roof ridge by 300mm and construction of a rear dormer roof extension along with installation of roof-lights to the front roof slope and two small windows with frosted glazing to the side elevation.	NO OBJECTION But concerns over the ridge height
EPF/2765/20	11 Scotland Road	Internal alterations replacing timber railing to glass balustrade over the existing brick wall for the balcony. A new internal staircase from the playroom to the ground floor Removing the existing external staircase.	NO OBJECTION
EPF/2802/20	2 Chestnut Close	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/2844/20	28 Holly Close	Single storey rear extension and level outdoor seating area with steps to the garden.	NO OBJECTION But concerns with privacy to neighbours with the height of the patio
EPF/2872/20	20 Stag Lane	Ground floor side and rear side infill extension.	NO OBJECTION
EPF/2396/20 TPO	40 Princes Road	TPO/EPF/09/06 T1: Lime – Crown reduce laterals and thin, as specified.	TREE WORDS
EPF/2594/20 TPO	Forest Heights, Epping New Road	TPO/EPF/07/75 (Ref: G1 & G5) T1: Oak – Crown reduce height by up to 2m, as specified. Selective lateral reduction by up to 3m, as specified. T2: Oak – Selective lateral reduction by up to 3m, as specified.	TREE WORDS

REFUSE PERMISSION

EPF/2773/20	40 Westbury Lane	Two storey side and reduced rear extensions with extended pitched roof including a roof room. Alterations to front drive and enlarged crossover. External alterations. Removal of existing conservatory and utility room. (Revised application to EPF/1523/20).	OBJECTION Overdevelopment of site Overbearing on the adjacent properties Insufficient changes to the previous refused scheme
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LAWFUL

EPF/2568/20 CLD	16 Maple Close	Application for a Lawful Development Certificate for existing garden room.	NO COMMENT
EPF/2854/20 CLD	111 Rous Road	Lawful Development Certificate for a existing rear dormer, ground floor rear extension & first floor side/rear extension.	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
EPF/2681/20 CLD	68 Roding View	Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer and Juliet balcony.	NO COMMENT

EPF/2845/20 CLD	28 Holly Close	Application for a Lawful Development Certificate for loft conversion with rear dormer including Juliet balcony and rooflights.	NO COMMENT
EPF/2860/20 CLD	25 Dene Road	Application for a Lawful Development certificate for a proposed single storey rear extension.	NO COMMENT

NOT LAWFUL

EPF/2783/20 CLD	40 Russell Road	Application for a Lawful Development certificate for a single storey rear extension.	NO COMMENT
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PRIOR APPROVAL REQUIRED AND GRANTED

EPF/2916/20 PN	7 Knighton Lane	Prior approval for enlargement of a dwelling house by construction of additional storey (Revised application to EPF/2214/20).	NO COMMENT
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PRIOR APPROVAL REQUIRED AND REFUSED

EPF/2805/20 PN	Tymba, 10 Fernside	Application for Prior Approval of a proposed enlargement of a dwellinghouse by construction of additional storeys.	STRONG OBJECTION Severe overdevelopment of site 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 The development should not proceed to these plans
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