

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.02pm ON THURSDAY 18 MARCH 2021 VIA ZOOM

206/20 PRESENT

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

Also present: 2 Members of the public

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

207/20 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mr B Nagpal.

208/20 DECLARATIONS OF INTEREST

There were no declarations of interest in any item on the Agenda.

209/20 MINUTES

The minutes of the meeting held on 4 March 2021, circulated, were approved and the Chairman authorised to sign them.

210/20 PUBLIC PARTICIPATION

1 member of the public spoke supporting EPF/0339/21 – 46 Russell Road.
1 member of the public spoke objecting to EPF/0464/21 – 16 Wimborne Close.

211/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Email from resident objecting to previously discussed application EPF/0200/21 – 2 Walnut Way.

Email from resident objecting to EPF/0339/21 – 46 Russell Road.

212/20 PLANNING APPLICATIONS

EPF/0339/21 – 46 Russell Road and EPF/0464/21- 16 Wimborne Close, were brought forward but for consistency are recorded in their original listed order.

Planning List dated 5 March 2021

EPF/0319/21	8 Roding View Buckhurst Hill IG9 6AQ Single storey side extension, single storey rear extension, garage conversion and replacement porch. No objection	Mr Russell Fraser
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EPF/0326/21	Former St Elizabeth Church Junction With Chestnut Avenue Hornbeam Road IG9 6EP Application for Variation of Condition 2 'plan numbers' for EPF/1059/19. (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	Mr Chris Jolly
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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 comment

EPF/0330/21 40 Forest Edge Mr and Mrs G Temple
Buckhurst Hill
IG9 5AA
Rear single storey extension with roof lantern.
No objection with the extension
But concerns with any future patio height

EPF/0339/21 46 Russell Road Mr Paul Halama
Buckhurst Hill
IG9 5QE
'Retention of first floor side/front and roof extension with x3 front rooflights, and alteration to existing rear box dormer (set in by 800mm from outside edge).
Objection
The width, bulk and mass of this development is overbearing and incongruous and has significant adverse impact on neighbouring properties. Out of keeping with the street scene, and would create a terracing effect.

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

EPF/0363/21 83 Rous Road Mrs Marcia Hudson
Buckhurst Hill
IG9 6BU
Proposed loft conversion with hip to gable end roof rear dormer assemblies & roof windows to front pitch/ single storey infill rear extension.
No objection
The bulk of the development is significantly large given the size of the existing property

EPF/0377/21 33 Alfred Road Ms A Jones
Buckhurst Hill
IG9 6DW
Replacement conservatory to the rear
No objection

EPF/2611/20 105 Loughton Way Mr Sean Heron
Buckhurst Hill
IG9 6AS
Creation of vehicular access and dropped kerb.
No objection

EPF/2731/20 St Johns C Of E Primary School Mr Jonathan Furness
High Road
IG9 5RX
Internal alterations and extension to existing hall/storage building
No objection

EPF/0342/21 CLD 51 Ardmore Lane Mrs Louise Moniatas
Buckhurst Hill
IG9 5RY
Application for a Lawful Development certificate for a proposed loft extension.
No comment

EPF/0345/21 CLD 40 Russell Road Mr and Mrs Nightingale
Buckhurst Hill
IG9 5QE
Application for a Lawful Development certificate for a proposed single storey rear extension. (Revised application to EPF/2783/20).
No comment

Planning List dated 12 March 2021

EPF/0434/21	6 Scotland Road Buckhurst Hill IG9 5NR Single storey rear extension Objection The 6 metres of the extension should have been taken from the existing utility room. In part therefore it is a 10m extension from the building line to a recently built new property Overdevelopment of site Concerns with the effect to the neighbouring property of the glazing	Mr Samrat Bose
EPF/0447/21	7 Knighton Lane Buckhurst Hill IG9 5HH Proposed additional obscure glazed side windows & front glazed atrium No objection	Dr Nabil Kibiriya
EPF/0449/21	7 Knighton Lane Buckhurst Hill IG9 5HH Proposed first floor side extension over the existing garage Objection The first floor extension creates a terracing effect, it is noted this was previously refused	Dr Nabil Kibiriya
EPF/0464/21	16 Wimborne Close Buckhurst Hill IG9 5DN Single storey rear extension Objection This is an extension to a maisonette without consent with the flat above Concerns with the access to the rear garden and the change to The street scene Would prefer the extension to be the width of the building	Miss L Hiscoke
<i>1 member of the public left the meeting at the end of this item</i>		
EPF/0446/21 CLD	7 Knighton Lane Buckhurst Hill IG9 5HH Application for a Lawful Development certificate for a proposed ground floor rear, flat roof extension (Amended application to EPF/2213/20) The Committee has concerns with all the piece meal applications for this property and would prefer a cohesive application in the spirit of planning law.	Dr Nabil Elliot

213/20 PLANNING DECISIONS

There were 15 decisions for the period 1 February to 28 February 2021, on applications previously considered which are shown at Appendix A. Circulated.

214/20 PLANNING ENFORCEMENTS

There were 2 opened cases and 12 closed cases of alleged breaches for the period of 1 February to 28 February 2021 of Planning Control from EFDC. Circulated.

215/20 PLANNING ITEMS OF CONCERN

- a) Items of concern
 - i) It was reported that there have been a number of trees felled at the St Elisabeth Church, Chestnut Avenue since the building work has started.
 - ii) The meeting was informed that since the last meeting when it as reported

that concrete had been dumped on the grass verge at Cascade Road, the manhole/drain near to the spot is now blocked.

- iii) The meeting was advised that although the Chairman is working with Cllr Metcalfe to alleviate the issue with vehicles driving the wrong way down Princes Road, Thames Water recently carried out repairs and the road was temporarily a two-way road. Although this has since been removed cars are continuing to drive the wrong way down the road. A request was made to seek assistance from the Police in enforcing the traffic controls measures

- b) Items for next Agenda
There were no items for the next Agenda.

The Chairman thanked Members for attending and closed the meeting at 7.55pm

Chairman

Date

EFDC PLANNING DECISIONS 1 February to 28 February 2021 for P&E 18/03/2021

Delegated Cases

GRANT PERMISSION

EPF/2682/20	68 Roding View	Two storey side and rear extensions.	NO OBJECTION
EPF/2683/20	68 Roding View	Proposed two side and rear extensions. Roof extension with rear dormer window to facilitate creation of habitable room in the roof space.	NO OBJECTION
EPF/2908/20	104 Buckhurst Way	Double storey side extension and single storey rear extension with rear terrace following demolition of existing garage and conservatory.	NO OBJECTION
EPF/2927/20	18 Walnut Way	Single storey rear extension.	NO OBJECTION
EPF/2939/20	3 Gladstone Road	Erection of a single storey rear extension and a two storey side extension.	NO OBJECTION
EPF/3030/20	65 Russell Road	Part two-part single storey rear extension, hip to gable roof with rear box dormer, front rooflights, and alteration to existing chimney.	NO OBJECTION
EPF/3069/20	64 B Palmerston Road	Conversion of existing garage into habitable room.	NO OBJECTION
EPF/3075/20	12 Broadfield Way	Single storey rear extension.	NO OBJECTION

LAWFUL

EPF/0006/21 CLD	79 Rous Road	Certificate of Lawful Development for a proposed loft conversion and rear dormer including Juliet balcony.	NO COMMENT
EPF/0022/21 CLD	33 Starling Close	Certificate of Lawful Development for proposed hip to gable roof extension and loft conversion with rear dormer and front roof lights. (Revised application to EPF/1907/20)	COMMENT The stepped nature of the gable end looks out of keeping with neighbouring properties, would prefer the roof design to be pitched Front elevations would be inconsistent with the street scene
EPF/2620/20 CLD	46 Palmerston Road	Application for a Lawful Development Certificate for a Proposed conversion of garage to habitable room.	NO COMMENT
EPF/3068/20 CLD	64 B Palmerston Road	Application for a Lawful	NO COMMENT

		Development Certificate for a proposed single storey extension and new rooflight.	
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NOT LAWFUL

EPF/2946/20 CLD	4 Wentworth Court, Albert Road	Certificate of Lawful Development for existing use as a self-contained holiday flat.	NO COMMENT
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PRIOR APPROVAL REQUIRED AND GRANTED

EPF/3001/20 PN	Land adjacent to railway Buckhurst Way	Application to determine if Prior is required for a proposed installation of x1 no. 14.4 metres high monopole mounted with x6 no. antennas, x2 no. 0.3 metre dishes, x6 no. cabinets & x1 no. electrical metal cabinet. (Overall height of monopole with antennas is 17.5m).	NO COMMENT
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PRIOR APPROVAL NOT REQUIRED

EPF/0009/21 PDE	26 Roding View	Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 4.00 metres.	NO COMMENT
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