

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 8.18pm ON THURSDAY 20 MAY 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

001/21 **PRESENT** Cllrs: Mrs A Redelinghuys (Chairman)
Mr G Chambers
Mr S Heap
Mr D Saunders
Mr M West

Also present: Cllr V Metcalfe
Cllr K Williamson
Cllr A Patel

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

1 member of the public

002/21 **APOLOGIES FOR ABSENCE**
There were no apologies for absence.

003/21 **DECLARATIONS OF INTEREST**
Cllr Chambers declared a non-pecuniary interest in agenda item 7, EPF/1610/18 – Forest Place, Roebuck Lane.

Cllr West declared a non-pecuniary interest in agenda item 6, EPF/0959/21 – 9 Brook Road.

004/21 **MINUTES**
The minutes of the meetings held on 29 April 2021, circulated, were approved and the Chairman authorised to sign them.

005/21 **PUBLIC PARTICIPATION**
1 member of the public spoke in support of EPF/0982/21 – 21 Farm Way, EPF/0986/21 – 11 Farm Way and EPF/0987/21 – 11 Farm Way.

Cllr Patel arrived during this item.

006/21 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**
The Clerk advised the meeting of a letter that had been received from EFDC regarding an appeal to the Secretary of State for EPF/2447/20 – 29 Holly Close. The Clerk advised the meeting of a letter that has been received from EFDC advising that there will be a further meeting to discuss the Premises Licence in respect of 6 Bradwell Road.

007/21 **PLANNING APPLICATIONS**
EPF/0982/21 – 21 Farm Way, EPF/0986/21 – 11 Farm Way and EPF/0987/21 – 11 Farm Way were brought forward but for consistency are recorded in their original listed order.

Planning List dated 30 April 2021

EPF/0514/21	191 Queens Road Buckhurst Hill IG9 5AZ Proposed single storey side / rear extension, proposed demolition of existing garage and construction of a new garage No objection	Mr James Owen
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EPF/0535/21 18 Pentlow Way Mr. Abdulla Al Jassem
Buckhurst Hill
IG9 6BZ
Single storey side and rear extension.
Objection
The drawings are not accurate
The Committee feel the development is overbearing to the alleyway

Cllr Metcalfe, Cllr Williamson and Cllr Patel left during this item

EPF/0982/21 21 Farm Way MR Rahul Sharma
Buckhurst Hill
IG9 5AH
Proposed additional first floor to an existing bungalow for habitable use.
No objection

EPF/1002/21 Mirravale Court Queens Court
137 Queens Road (Buckhurst Hill) Mgmt Co
Buckhurst Hill
IG9 5BH
Replacement of windows with current complying FENSA UPVC windows and glazing in a matching style to replicate existing.
No objection

EPF/0986/21 CLD 11 Farm Way MR Juskaran Harar
Buckhurst Hill
IG9 5AH
Certificate of lawful development for a proposed garage conversion.
No comment

EPF/0987/21 CLD 11 Farm Way Mr Juskaran Harar
Buckhurst Hill
IG9 5AH
Certificate of lawful development for a proposed hip to gable roof extension, and rear dormer window in connection with a loft conversion.
No comment

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

EPF/0990/21 32 Starling Close Mr & Mrs D Nagib
Buckhurst Hill
IG9 5TN
Certificate of lawful development for a proposed hip to gable roof extension, rear dormer window and front roof lights in connection with a loft conversion.
No objection
Overlooking from the windows may be a cause of concern

Planning List dated 7 May 2021

EPF/1035/21 TPO 93 Ardmore Lane Joanne Patel
Buckhurst Hill
IG9 5SB
TPO/EPF/11/91 (Ref: G1)
T1: Hornbeam - Crown reduce, on house side, by up to 2.5m 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

EPF/1072/21 TPO	Flat 17 Greenhill Buckhurst Hill IG9 5SH TPO/EPF/21/91 T56: Robinia – Fell. 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 objects to the felling of the tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone	Mr Smith
EPF/0579/21	11 Loughton Way Buckhurst Hill IG9 6AE Single storey rear outbuilding. No Objection But there must a condition that it is not to be used as a habitable room	Mrs E Govtepe
EPF/0845/21	20 Stag Lane Buckhurst Hill IG9 5TD Double hip to gable loft conversion with raised ridge. No objection	Lian Lian
EPF/0998/21	37 Epping New Road Buckhurst Hill IG9 5JT Single storey rear extension and side return. (Revised application to EPF/0039/21). No objection	Mr Rustum Rau
EPF/1019/21	68 Forest Edge Buckhurst Hill IG9 5AB Single storey rear extension. No objection	Mrs Beverly Laxton
EPF/1001/21 CLD	15 Devon Close Buckhurst Hill IG9 5LF Certificate of lawful development for a proposed single storey rear extension in replacement of existing conservatory. No comment	Mr Gary O'Shea
EPF/1063/21 CLD	87 Rous Road Buckhurst Hill IG9 6BU Application for a Lawful Development certificate for a proposed loft conversion with a rear dormer. No comment	Mr John Ferguson

Planning List dated 14 May 2021

EPF/0959/21	9 Brook Road Buckhurst Hill IG9 5TL Addition to side extension and second storey extension above	Tomasz Noetzel
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existing side extension.

The Committee were unable to determine this application due to the poor quality drawings

EPF/1097/21	37 Fairlands Avenue Buckhurst Hill IG9 5TF Variation to condition 2 'Plan nos' on EPF/1289/20 (Proposed two storey side extension and loft conversion with remodelling of the garage) Objection The development is too big and bulky Detrimental to the street scene	Mr Grant Corton
EPF/1118/21	108 Princes Road Buckhurst Hill IG9 5DX Proposed single storey side/rear extension & a glass roof lean-to. No objection	Mr Keith Sheridan
EPF/1128/21	153 Epping New Road Buckhurst Hill IG9 5TZ Single storey rear extension. No objection	Ms Jenna Slade
EPF/1136/21	43 Knighton Lane Buckhurst Hill IG9 5HH Alterations to the existing side utility/garage space. New raised flat roof with tiled pitch roof detail to the rear elevation to blend with existing pitched roof. New window to replace existing to rear elevation. The front elevation and first floor layout remains as existing. No objection	Madden
EPF/1142/21	22 Russell Road Buckhurst Hill IG9 5QJ Erection of a single storey rear extension. No objection	Mr Geoffrey Pearce
EPF/1158/21	24 Roding View Buckhurst Hill IG9 6AQ Single storey rear extension. No objection	Mrs Sophie Marson
EPF/1163/21	10 Farm Way Buckhurst Hill IG9 5AH Rear garden outbuilding. No objection But not to be used as a habitable room in the future	Mr P Bahia
EPF/1127/21 CLD	40 Russell Road Buckhurst Hill IG9 5QE Certificate of lawful development for a proposed single storey rear extension. No comment	Mr and Mrs Nightingale
EPF/1140/21 DRC	2 Princes Road Buckhurst Hill IG9 5EG Application for approval of details reserved by condition 3 'External finishes', condition 7 'Hard and Soft Landscaping', condition 8	Mr Jonathan Davis

'Surface Water', condition 10 'Contamination report', condition 11 'Remediation Scheme', condition 13 'Construction Method Statement', and condition 14 'Level Strategy' on planning permission EPF/2378/19 (Proposed replacement of a single dwelling with a new building consisting of x2 no. commercial units and x6 no. fully accessible apartments. (Revised application to EPF/0632/19.)

Comment

The bricks should match the yellow stock bricks nearby buildings

EPF/1274/21 DRC	33 Amberley Road Buckhurst Hill IG9 5QW Application for approval of details reserved by condition 10"discoloured or odorous/ any hazardous materials or significant quantities of non-soil forming materials" for EPF/1426/17. (Proposed two storey one bedroom end of terrace dwelling)DRC No comment	Mr Mike Hill
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EPF/1321/21 PDE	88A Palmerston Road Buckhurst Hill IG9 5LG 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 3.70 metres. No comment	Ms G Zinyama
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008/21 APPEAL AGAINST ENFORCEMENT NOTICE

The Committee were asked to provide comments on the Appeal against Enforcement EPF/1610/18 – Forest Place, Roebuck and it was agreed that the previous comments remain, which are: Objection, It appears that the ridge line is now higher than the approved scheme, if that is correct then we object.

009/21 PLANNING DECISIONS

There were 23 decisions for the period 1 April to 30 April, on applications previously considered which are shown at Appendix A. Circulated.

010/21 PLANNING ENFORCEMENT

There was 1 opened case and 4 closed cases of alleged breaches for the period 1 April to 30 April of Planning Control from EFDC. Circulated.

011/21 PLANNING ITEMS OF CONCERN

- a) Items of concern
- i) It was reported that some rubble/bricks have been dumped in Beech Lane near Stacey Gardens. The office will report this on EFDC website.
- 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 9.23pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 April to 30 April 2021 for P&E 20/05/2021

Delegated Cases

GRANT PERMISSION

EPF/0129/21	16 Albert Terrace	Retention of existing patio	NO OBJECTION
EPF/0194/21	14 Holly Close	Demolish existing garage. Construction of part single and part two storey rear and side extension.	NO OBJECTION
EPF/0326/21	Former St Elisabeth Church, Junction with Chestnut Avenue/Hornbeam Road	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 and door openings including bay and ramp to side. Remove floor to stage outside stairs and detached garage, resurface the car park and widen the entrance to the car park).	NO COMMENT
EPF/0377/21	33 Alfred Road	Replacement conservatory to the rear.	NO OBJECTION
EPF/0391/21	15 Little Plucketts Way	Single storey rear extension and two storey side extension.	NO OBJECTION
EPF/0434/21	6 Scotland Road	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
EPF/0495/21	36 Gladstone Road	Proposed part single/part two storey rear extension and cladding change to front elevation.	NO OBJECTION
EPF/0564/21	4 Heron Close	First floor side extension over the existing garage, single storey rear extension & internal alterations.	NO OBJECTION
EPF/0198/21 TPO	4 Elm Close	TPO/EPF/09/04 T1: Oak – Crown reduce to previous points, as specified. Crown thin by 15%, as specified.	TREE WORDS
EPF/0237/21 TPO	39 A Palmerston Road	TPO/EPF/08/96 (Ref: A1) T1: Ash – Fell.	TREE WORDS

REFUSE PERMISSION

EPF/0363/21	83 Rous Road	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/0464/21	16 Wimborne Close	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
EPF/0506/21	1 River Road	First floor side and rear extension, garage conversion along with a loft extension and conversion with Juliet balcony to rear.	OBJECTION The development dramatically changes the street scene Possible concerns with terracing effect The Committee notes that it is difficult to object with the neighbouring property having been developed
EPF/0580/21	11 Loughton Way	Two storey side extension, front dormer and porch.	OBJECTION Devastating effect to the street scene Impact on the neighbouring property Inappropriate change to the street scene
EPF/2611/20	105 Loughton Way	Creation of vehicular access and dropped kerb.	NO OBJECTION

LAWFUL

EPF/0342/21 CLD	51 Ardmore Lane	Application for a Lawful Development certificate	NO COMMENT
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		for a propped loft extension.	
EPF/0376/21 CLD	11 Westbury Lane	Application for a Lawful Development certificate for a proposed single storey rear extension.	NO COMMENT
EPF/0446/21 CLD	7 Knighton Lane	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 peace meal applications for this property and would prefer a cohesive application in the spirit of planning law
EPF/0494/21 CLD	36 Gladstone Road	Application for a Lawful Development certificate for a proposed loft conversion with rear dormer.	NO COMMENT
EPF/0569/21 CLD	82 Chestnut Avenue	Application for a Lawful Development certificate for a proposed loft conversion.	NO COMMENT

NOT LAWFUL

EPF/0345/21 CLD	40 Russell Road	Application for a Lawful Development certificate for a proposed single storey rear extension. (Revised application to EPF/2783/20).	NO COMMENT
EPF/0581/21 CLD	11 Loughton Way	Application for a Lawful Development certificate for a proposed front drive, dropping kerb for x2 no. car parking.	COMMENT The Committee have concerns with the tree in the grass verge in front of the property, and note EFDC comments

PRIOR APPROVAL REQUIRED AND REFUSED

EPF/0750/21 PDE	14 Russell Road	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 4.15 metres, height to eaves of 3.00 metres & a maximum height of 4.00 metres. (Revised application to EPF/2271/20)	NO COMMENT
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