

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7pm ON THURSDAY 24 JUNE 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

022/21 **PRESENT** Cllrs: Mrs A Redelinghuys (Chairman)  
Mr G Chambers  
Mr D Saunders  
Mr M West

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

023/21 **APOLOGIES FOR ABSENCE**  
There were apologies for absence from Cllr Mr S Heap.

024/21 **DECLARATIONS OF INTEREST**  
There were no declarations of interest in any item on the Agenda.

025/21 **MINUTES**  
The minutes of the meetings held on 10 June 2021, circulated, were approved and the Chairman authorised to sign them.

026/21 **PUBLIC PARTICIPATION**  
There was no public participation.

027/21 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**  
The Clerk advised the Committee of an email from a resident objecting to previously discussed application EPF/1293/21 – 14 Victoria Road.

028/21 **PLANNING APPLICATIONS**  
**Planning List dated 11 June 2021**  
EPF/1440/21 TPO Lords Bushes Court Gemma Howes  
700 High Road  
Buckhurst Hill  
IG9 5HY  
TPO/EPF/05/18 (Ref: T3)  
T8: Purple Beech - Reduce stem with fruiting body by up to 2m, as specified.  
Crown reduce remaining crown by up to 2m, as specified.  
**BHPC recognises the importance of trees to our environment and the unique contribution they make to our neighbourhoods**  
**The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree**  
**The Committee therefore defers to the District's Council's arboriculturalist unless the application rests on the issue of visual amenity alone**

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EPF/1181/21 74 Queens Road Marion, Jonathan and Jacqui Petrie  
Buckhurst Hill  
IG9 5BS  
Alterations and extensions to provide three additional residential dwellings.  
**Objection**  
**Overdevelopment of site**  
**Development covers the whole of the garden**  
**The ground floor appears to have insufficient natural light due to the lack of windows**  
**Lack of amenity space**  
**Concerns with lack of parking spaces**

EPF/1373/21	90 Rous Road Buckhurst Hill IG9 6BT Single storey rear extension and loft conversion with Juliet balcony. <b>No objection</b>	Mr Thomas Mathew
EPF/1390/21	12 Wimborne Close Buckhurst Hill IG9 5DN Loft conversion with rear dormer. <b>No objection</b>	Mr Alan Day
EPF/1418/21	1 River Road Buckhurst Hill IG9 6BS Garage conversion, first floor side and rear extension. (Revised application to EPF/0506/21) <b>No objection</b> <b>Concerns to check on the residents of 27 Loughton Way with regards to overlooking</b>	Ms Nicola Burgess
EPF/1441/21	32 Starling Close Buckhurst Hill IG9 5TN Demolition of existing garage and erection of single storey side and rear extension. <b>No objection</b> <b>But materials must match those on the property and be sympathetic to existing architecture</b>	Mr & Mrs D Nagib
EPF/1445/21	11 Roding View Buckhurst Hill IG9 6AF Single storey rear extension. <b>No objection</b>	Mr Dan Shannon
EPF/1392/21 CLD	104 Buckhurst Way Buckhurst Hill IG9 6HP Certificate of Lawful development for a proposed outbuilding. <b>No comment</b> <b>But outbuilding must not be used as a habitable room in the future</b>	Ms Natasha Kallis
EPF/1401/21 CLD	6 Starling Close Buckhurst Hill IG9 5TN Certificate of lawful development for a proposed single storey rear extension. <b>No comment</b>	Mr Willem Knoops
EPF/1607/21 PDE	19 Palace Gardens Buckhurst Hill IG9 5PQ 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. <b>Comment</b> <b>The Committee questions if this is Permitted Development as the property is terraced</b> <b>If deemed to be permitted development neighbours on both sides should be consulted and in agreement with the development</b>	Mr Oliver Hartley

**Planning List dated 18 June 2021**

EPF/1517/21 DRC

15 Little Plucketts Way  
Buckhurst Hill  
IG9 5QU

Mr & Mrs Roberts

Application for Approval of Details reserved by condition 5" full details of both hard and soft landscape works (including tree planting) and implementation programme" for EPF/0391/21. (Single storey rear extension and two storey side extension).

**No comment**

EPF/1639/21 PDE

41 Epping New Road  
Buckhurst Hill  
IG9 5JT

Mr M Akhtar

Prior approval for a 8.00 metre deep single storey rear extension, height to eaves 2.90 metres and overall height of 3.00 metres.

**Comment**

**The development is excessively large at 8 metres  
Concerned about description of the application, there is not enough information to determine the appropriateness of the application**

**Does not add any visual value to the property**

**Concerns with the detrimental impact upon the neighbours to the rear**

**029/21 PLANNING DECISIONS**

There were 19 decisions for the period 1 May to 31 May, on applications previously considered which are shown at Appendix A. Circulated.

**030/21 PLANNING ENFORCEMENT**

There were 4 opened cases and 13 closed cases of alleged breaches for the period 1 May to 31 May of Planning Control from EFDC. Circulated.

**031/21 PLANNING ITEMS OF CONCERN**

a) Items of concern

i) The Committee raised concerns that the burst water mains in Spring Grove Loughton is causing severe traffic issues for Buckhurst Hill, including public transport. Thames Water should be working all available hours to fix the pipe to ease this issue. The Clerk will arrange to email County Councillor Vance, to see if he can help.

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 7.43pm

Chairman .....

Date .....

**APPENDIX A**

**EFDC PLANNING DECISIONS 1 May to 31 May 2021 for P&E 24/06/2021**

**Delegated Cases**

**GRANT PERMISSION**

EPF/0330/21	40 Forest Edge	Rear single storey extension with roof lantern.	<b>NO OBJECTION – But concerns with any future patio height</b>
EPF/0500/21	178 Forest Edge	Increase in existing loft conversion incorporating additional floor area created by larger dormer window, and hip to gable end roof alterations.	<b>NO OBJECTION</b>
EPF/0514/21	191 Queens Road	Proposed single storey side / rear extension, proposed demolition of existing garage and construction of a new garage.	<b>NO OBJECTION</b>
EPF/0660/21	10 Hurst Road	Single storey mono-pitched rear extension Removal of existing chimney. (Amended application to EPF/2022/20).	<b>NO OBJECTION</b>
EPF/0741/21	45 Roding Lane	Rear extension at first floor, single and two storey rear/side extension, single storey front extension and elevational alterations.	<b>NO OBJECTION</b>
EPF/0759/21	Westwards, Ardmore Lane	Single storey rear extension.	<b>NO OBJECTION</b>
EPF/0793/21	104 Forest Edge	Hip to gable loft extension with rear dormer and front rooflights, rear and lower ground extensions with new terrace and steps, front bay window. (Revised application to EPF/0154/21).	<b>NO OBJECTION</b>
EPF/0800/21	29 Luctons Avenue	First floor side extension with a pitched roof.	<b>NO OBJECTION</b>
EPF/0802/21	214 Forest Edge	Two storey front extension, two storey rear extension and single storey side extension.	<b>NO OBJECTION</b>
EPF/0858/21	1 Luctons Avenue	Single storey rear extension.	<b>NO OBJECTION</b>
EPF/0896/21	7 The Meadway	Loft conversion with side and rear dormers (Revised application to EPF/0077/21).	<b>NO OBJECTION</b>
EPF/0683/21 TPO	Flat 71, Greenhill	TPO/EPF/12/91 T4: Sweet Chestnut – Reduce lateral branches by up to 3m, as specified. T5: Lime – Pollard, as specified. T6: Lime – Crown reduce in height and 2.5m	<b>TREE WORDS</b>

		laterals, as specified. T16: Sycamore – Crown reduce by up to 1.5m, as specified. T17: Yew – Faceback, as specified. G2 A & B: 2 x Cypress – Reduce height and trim up, as specified.	
EPF/0727/21 TPO	Flat 71, Greenhill	TPO/EPF/12/91 G2 C: 1 x Cypress – Fell.	<b>TREE WORDS</b>

#### REFUSE PERMISSION

EPF/0535/21	18 Pentlow Way	Single storey side and rear extension.	<b>OBJECTION</b> The drawings are not accurate The Committee feel the development overbearing to the alleyway
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#### LAWFUL

EPF/0644/21 CLD	48 Buckhurst Way	Application for a Lawful Development certificate for a proposed single storey rear extension and loft conversion with rear dormer and Juliet balcony.	<b>COMMENT</b> Possible concerns with overlooking and privacy to neighbours with the extension of the
EPF/0746/21 CLD	93 Princes Road	Certificate of Lawful Development for a proposed single storey side extension.	<b>NO COMMENT</b>
EPF/0803/21 CLD	214 Forest Edge	Application for a Lawful Development certificate for a proposed garage conversion.	<b>NO COMMENT</b>

#### NOT LAWFUL

EPF/0601/21 CLD	44 Ardmore Lane	Certificate of lawful development for a proposed single storey rear extension and rear dormer window in connection with a loft conversion.	<b>NO COMMENT</b>
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#### DETAILS APPROVED

EPF/1274/21 DRC	33 Amberley Road	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.	<b>NO COMMENT</b>
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