

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.04pm ON THURSDAY 19 AUGUST 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

050/21 PRESENT

Cllrs: Mrs A Redelinghuys (Chairman)
Mr D Saunders
Mr M West

In attendance:

Mrs E. Petyt -Start (Deputy Clerk)
Mrs L Tettmar (Admin & Finance Assistant)

2 members of the public

051/21 APOLOGIES FOR ABSENCE

There apologies for absence from Cllr Mr G Chambers and Cllr Mr S Heap

052/21 DECLARATIONS OF INTEREST

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

053/21 MINUTES

The minutes of the meetings held on 5 August 2021, circulated, were approved and the Chairman authorised to sign them.

054/21 PUBLIC PARTICIPATION

1 member of the public spoke with serious concerns regarding the manufacturing and drug dealings that are happening at neighbouring properties on Queens Road, this has been reported to the police on many occasions but nothing so far has happened. The Committee asked the Clerk if she could contact our PCSO and report this to him.

1 member of the public spoke regarding the possibility of the implementation of average speed cameras in various roads in the area.

1 member of the public arrived during this item.

055/21 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Email from resident of Chestnut Avenue that sewage has been flooding her garden since the new properties that are currently being built in Hornbeam Road. Can the Committee please bear this in mind when considering any future planning applications in the future, as the infrastructure appears unable to cope.

Email from resident asking for average speed cameras to be installed in various roads in the parish. The Clerk advised that County Cllr Marshall Vance should be contacted as he has the statutory power for highways through the County.

056/21 PLANNING APPLICATIONS

Planning List dated 6 August 2021

EPF/2005/21 TPO

110 Palmerston Road
Buckhurst Hill
IG9 5LG

Wharton

TPO/EPF/18/97 (Ref: T2)

T1: Horse Chestnut - Crown lift, as specified.

Crown reduce to give up to 2m clearance from adjacent building, 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/1881/21 CLD 36 Roebuck Lane Mr Sam Cane
Buckhurst Hill
IG9 5QX
Application for a Lawful Development a proposed loft conversion.
No comment

Planning List dated 13 August 2021

EPF/1859/21 8 Broadfield Way Premala Suntharalingam
Buckhurst Hill
IG9 5AG
Proposed first floor rear extension, increase roof height, new side
dormer, additional rooflights to the rear, porch and front elevation
alterations.
No objection
But concerns with the bulk of the new roof
The Committee suggest that the plans should show street
view of the new proposed height of no. 8 in relation to the
neighbouring properties

1 member of the public left the meeting during this item

EPF/1872/21 51 Loughton Way Mr & Mrs Riley
Buckhurst Hill
IG9 6AS
Single storey side extension.
No objection

EPF/2016/21 CLD 41 Rous Road Mr & Mrs Murray Sylvester-Brown
Buckhurst Hill
IG9 6BW
Application for a Lawful Development certificate for a proposed loft
conversion with rear facing dormer and front roof windows.
No comment

057/21 PLANNING ENFORCEMENT

There was 1 opened case and 3 closed cases for the period 1 July to 31 July of
Planning Control from EFDC. Circulated.

058/21 PLANNING DECISIONS

There were 24 decisions for the period 1 July to 31 July, on applications previously
considered which are shown at Appendix A. Circulated.

059/21 TRAFFIC CALMING MEASURES IN RODING LANE

The Committee discussed the issues of the speeding traffic along Roding Lane
and decided that County Cllr Marshall Vance should be contacted so that he can
be involved regarding this matter.

060/21 PLANNING ITEMS OF CONCERN

- a) Items of concern
There were no items of concern.
- 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 7.37pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 July to 31 July 2021 for P&E 19/08/2021

Delegated Cases

GRANT PERMISSION

EPF/1309/21	Roding Valley Cricket Club	Installation of new cricket nets installation, timber cladding and relocation of storage containers.	NO OBJECTION
EPF/1319/21	36 Ardmore Lane	Demolition of existing conservatory and erection of a single storey rear extension.	NO OBJECTION
EPF/1373/21	90 Rous Road	Single storey rear extension and loft conversion with Juliet balcony (Renewal of EPF/1309/18).	NO OBJECTION
EPF/1390/21	12 Wimborne Close	Loft conversion with rear dormer.	NO OBJECTION
EPF/1418/21	1 River Road	Garage conversion, first floor side and rear extension. (Revised application to EPF/0506/21)	NO OBJECTION – Concerns to check on the residents of 27 Loughton Way with regards to overlooking
EPF/1441/21	32 Starling Close	Demolition of existing garage and erection of single storey side and rear extension.	NO OBJECTION – But materials must match those on property and be sympathetic to existing structure
EPF/1445/21	11 Roding View	Single storey rear extension.	NO OBJECTION
EPF/1545/21	12 Fairlands Avenue	Loft conversion with hip to half-gable extension, rear facing dormer and front roof windows	NO OBJECTION – Concerns with possible overlooking to adjacent properties so the windows should be obscured glass
EPF/1562/21	26 Roding View	Front porch with wheelchair access ramp	NO OBJECTION
EPF/1440/21 TPO	Lords Bushes Court, 700 High Road	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.	TREE WORDS

REFUSE PERMISSION

EPF/1181/21	74 Queens Road	Demolition of existing outbuildings and construction of a 1 bed detached dwellinghouse and 1,2 storey, 2-bed dwelling to the rear of the existing property with associated bike storage and amenity space provision.	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
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			Lack of amenity space Concerns with lack of parking spaces
EPF/1293/21	14 Victoria Road	Proposed single storey rear extension, change of main roof to gable end & add rear dormer.	NO OBJECTION – But concerns that the extension is 6 metres deep and the mature trees would have to be felled Window on side of extension would be an issue with overlooking to neighbours
EPF/1534/21	128 Buckhurst Way	Retrospective consent for single storey rear extension.	NO OBJECTION

LAWFUL

EPF/0929/21 CLD	49 Lower Queens Road	Application for a Lawful Development certificate for a proposed loft conversion.	NO COMMENT
EPF/1168/21 CLD	15 Maple Close	Application for a Lawful Development certificate for a proposed loft conversion.	NO COMMENT
EPF/1235/21 CLD	22 Holly Close	Application for a Lawful Development certificate for a proposed loft conversion incorporating a hip to gable conversion, rear dormer extension and insertion of three rooflight windows to the front slopes.	NO COMMENT
EPF/1275/21 CLD	22 Stradbroke Grove	Application for a Lawful Development certificate for a proposed outbuilding at the rear.	NO COMMENT – But outbuilding must not be a habitable room nor a business in the future
EPF/1392/21 CLD	104 Buckhurst Way	Certificate of Lawful development for a proposed outbuilding	NO COMMENT – But outbuilding must not be a habitable room in the future
EPF/1539/21 CLD	86 Rous Road	Application for a Lawful Development certificate for a proposed loft conversion with rear dormer and front rooflights.	NO COMMENT
EPF/1606/21 CLD	35 Thaxted Road	Application for a Lawful Development certificate for a proposed hip-to-gable loft conversion with rear dormer	NO COMMENT

NOT LAWFUL

EPF/1542/21 CLD	74 Alfred Road	Application for a Lawful Development certificate for a proposed single storey side extension.	NO COMMENT
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PRIOR APPROVAL REQUIRED AND GRANTED

EPF/1519/21 PDE	14 Russell Road	Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.15 metres, height to eaves of 3.00 metres & a maximum height of 3.97 metres.	NO COMMENT
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PRIOR APPROVAL NOT REQUIRED

EPF/1607/21 PDE	19 Palace Gardens	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.	COMMENT – The Committee questions if this is Permitted Development as the property is terraced If deemed to be permitted development neighbours on both sides should be consulted and in agreement with the development
EPF/1639/21 PDE	41 Epping New Road	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 of the appropriateness of the application Does not add any visual value to the property Concerns with the detrimental impact upon neighbours to the rear