# **BUCKHURST HILL PARISH COUNCIL**

# MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7pm ON THURSDAY 16 SEPTEMBER 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

069/21 **PRESENT** Mrs A Redelinghuys (Chairman) Cllrs:

> Mr G Chambers Mr S Neville Mr M West

Mrs E Petyt-Start (Clerk) In attendance:

2 members of the public

#### 070/21 APOLOGIES FOR ABSENCE

There apologies for absence from Cllr Mr S Heap and Cllr Mr D Saunders.

#### 071/21 **DECLARATIONS OF INTEREST**

All members present declared a non-pecuniary interest in agenda item 6, EPF/2243/21 - 46 Russell Road.

Cllr Neville declared a non-pecuniary interest in item 6 as a committee member of the District Planning South Committee and Development Committee.

#### 072/21 **MINUTES**

The minutes of the meetings held on 2 September 2021, circulated, were approved and the Chairman authorised to sign them.

#### **PUBLIC PARTICIPATION** 073/21

1 member of the public spoke in support of EPF/2243/21 - 46 Russell Road.

1 member of the public spoke in support of EPF/2133/21-74 Alfred Road and also in support of EPF/2138/21 - 21 Farm Way.

#### CHAIRMAN'S AND CLERK'S COMMUNICATIONS 074/21

The Clerk advised communication had been received from EFDC of new numbering for the former St Elisabeth's Church. A guery was raised if the name was to remain which was requested to be referred to District.

#### 075/21 PLANNING APPLICATIONS

EPF/2243/21 - 46 Russell Road; EPF/2133/21- 74 Alfred Road and EPF/2138/21 were brought forward but for consistency are recorded in its original listed order.

Planning List dated 3 September 2021

EPF/2270/21 TPO 26 The Cedars Annabel Petrou

> Buckhurst Hill IG9 5TS

TPO/EPF/24/82 (Ref: T2)

T1: Oak - Crown reduce spread by up to 3.5 metres, as specified.

Crown thin, 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/2136/21 CLD 74 Alfred Road

Buckhurst Hill

Mr Joe Thompson

IG9 6DP

Application for a Lawful Development certificate for proposed single storey side extension

P&E 09 160921 1 (not to exceed 4m in height)
(Revised application to EPF/1542/21)

No Comment

NO Comment

EPF/2170/21 CLD 18 Boxted Close Miss Freya Jackman

Buckhurst Hill IG9 6BX

Certificate of lawful development for a proposed single storey rear extension, hip to gable roof extension with rear dormer window in connection with a loft conversion.

No Comment

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EPF/2180/21 PDE 3 Fairlands Avenue

Mr and Mrs Ullah & Arif

Buckhurst Hill IG9 5TF

Prior approval application for 6 metre deep single storey rear extensions, height to eaves 2.75 metres and maximum height of 2.90 metres to both properties.

Committee would like this application to be restricted to future residential use only. It notes the property is being developed by the same owners alongside the neighbouring property. It doesn't wish to see a loss of a residence by the properties becoming one larger residence in the future. This should be a stipulation of the development.

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EPF/2377/21 PDE 4 Fairlands Avenue Mr and Mrs Ullah & Arif

Buckhurst Hill IG9 5TF

Prior approval application for 6 metre deep single storey rear extensions, height to eaves 2.75 metres and maximum height of 2.90 metres to both properties.

Committee would like this application to be restricted to future residential use only. It notes the property is being developed by the same owners alongside the neighbouring property. It doesn't wish to see a loss of a residence by the properties becoming one larger residence in the future. This should be a stipulation of the development.

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Planning List dated 10 September 2021

EPF/2312/21 TPO Block A, Flat 2 Mr Russell King

Hawsted Buckhurst Hill IG9 5SS

TPO/EPF/11/93 (Ref: T6, G1, T8, T9) T1: Oak - Fell and replace, as specified. T2: Oak - Remove lowest limb on cricket pitch side, as specified. T6: Pine & T7: Oak - Crown reduce lateral branches, 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

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EPF/2038/21 104 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. (Amended application to EPF/0793/21).

No Objection

The drawings for this application were very difficult to decipher and confusing

EDE/2052/21 26 High Bood Mrs Donico Clanton

EPF/2052/21 36 High Road Mrs Denise Clapton

Buckhurst Hill IG9 5HP

Dropped kerb

No Objection

Essex Highways must be consulted

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P&E 09 160921 2

EPF/2110/21 3 Fairlands Avenue Mr Ullah

Buckhurst Hill IG9 5TF

Proposed garage conversion, front extension with formation of porch & downstairs W.C

No Objection

EPF/2133/21 74 Alfred Road Mr Joe Thompson

Buckhurst Hill IG9 6DP

Single storey side extension and external works to rear garden.

No Objection

EPF/2138/21 21 Farm Way Mr Rahul Sharma

Buckhurst Hill IG9 5AH

Proposed infill extensions to existing bungalow (Revised application to EPF/0982/21)

No Objection

EPF/2184/21 55 Ardmore Lane Mr and Mrs Tony and Liz Newman

Buckhurst Hill IG9 5RY

Single story front porch extension

No Objection

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EPF/2222/21 6 Loughton Way Mrs Lauren James

Buckhurst Hill IG9 6AA

Proposed part single, part double storey side and rear extension

No Objection

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EPF/2229/21 88 A Palmerston Road Ms G Zinyama

Buckhurst Hill IG9 5LG

Single storey rear extension garage conversion into habitable space

No Objection

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EPF/2243/21 46 Russell Road Mr Paul Halama

Buckhurst Hill IG9 5QE

Revisions to EPF/0339/21 including alterations to existing two storey rear extension (comprising a 3m ground floor with balcony, and 4m lower ground floor).

No Objection

A more modest application which can be supported

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EPF/2233/21 CLD 56 A Westbury Lane Sonia Krishnan

Buckhurst Hill IG9 5PW

Application for a Certificate of Lawful Development for garage conversion and loft conversion with rear dormer and front roof lights.

Committee would like more information on this application to be able to determine if it fulfils the requirement for a CLD. Members believe it significantly changes the street scene and questions if it's a loft conversion or a new floor. The drawings appear inaccurate in comparison with the photographs.

Therefore, in order to determine if it's lawful for these reasons it defers to the Planning Officer to consider.

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### 076/21 ADJACENT AUTHORITY APPLICATION

It was noted this development would have a detrimental impact on public transport, pollution and the infrastructure with particular concerns regarding traffic congestion. The developer should be contributing to offset the pressures this will bring.

P&E 09 160921 3

# 077/21 LOCAL PLAN MODIFCATIONS

Members note the Local Plan Main modifications and whilst it welcomes the changes and recognition of sensitivity to the green environment, it stands by the representations made to the Inspector and is still against the three development areas proposed.

## 076/21 PLANNING ITEMS OF CONCERN

a) Items of concern

The closure of Church Road for over 8 weeks causing bedlam to the main roads, combined with the number of temporary utility works on top of each other

The constant water leak in Roding Lane

Parking at the Warren Wood Service Station/Pub blocking the entrance/exits and obscuring sight lines

New DPD storage station Chandos Close

Parking outside the High Road shops/junction of Chandos Close

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 20.13pm

Chairman	 	
Date	 	

P&E 09 160921 4