

BUCKHURST HILL PARISH COUNCIL

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

077/21 **PRESENT**

Cllrs: Mr S Heap (Chairman)
Mr G Chambers
Mr S Neville
Mr D Saunders
Mr M West

In attendance: Mrs K Lumb (Deputy Clerk)
Mrs L Tettmar (Admin & Finance Assistant)

13 members of the public

078/21 **APOLOGIES FOR ABSENCE**

There apologies for absence from Cllr Mrs A Redelinghuys

079/21 **DECLARATIONS OF INTEREST**

Cllr Neville declared a non-pecuniary interest in item 6 as a committee member of the District Area Planning Sub-Committee South, and Item 9 as a committee member of the Licensing Committee

Cllr Heap declared a non-pecuniary interest in item 6 as a committee member of the District Area Planning Sub-Committee South.

Cllr Heap and Cllr West declared a non-pecuniary interest in item 6 EPF/2298/21 – Garages to the rear of 2-12 Station Way, as a member of the public is known to them.

080/21 **MINUTES**

The minutes of the meetings held on 16 September 2021, circulated, were approved by Cllr Heap, Cllr Neville and Cllr West, and the Chairman authorised to sign them. Cllr Chambers did not approve the minutes Cllr Saunders was not in attendance at the last meeting and could not make comment.

081/21 **PUBLIC PARTICIPATION**

1 member of the public spoke in support of EPF/1542/21 – 7 Knighton Lane. The re-consultation letter from EFDC was not received by the Office in time to be added to the Agenda, so the Committee could not discuss the application.

Councillors' requested the office to ask the Planning Officer for an extension of 14 days to allow them to discuss this at the next meeting.

3 members of the public spoke objecting to EPF/2429/21 PN – Glenmead, Palmerston Road.

2 members of the public spoke objecting to EPF/2298/21 – Garages to the rear of 2-12 Station Way.

082/21 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Deputy Clerk advised communication had been received from EFDC regarding an adjacent authority consultation for 122A Long Green, Chigwell.

The Deputy Clerk advised that a letter from EFDC had been received for amended plans for EPF/1524/21 – 7 Knighton Lane.

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

083/21 **PLANNING APPLICATIONS**

EPF/2298/21 – Garages to the rear of 2-12 Station Way was brought forward but for consistency is recorded in its original listed order.

Planning List dated 17 September 2021

EPF/2429/21 PN Glenmead Eldnam Limited
Palmerston Road
Buckhurst Hill
IG9 5NL
Application for Prior Approval of proposed new dwellinghouses on detached blocks of flats (x10 no. new dwellinghouses, less than 18 metres in height & contain less than 7 storeys).
Strong objection
Not in keeping with the rest of the building
Detrimental to the street scene – too high and incongruous to the street scene
Overdevelopment of site
Concerns with highway safety
Concerns with the impact on neighbours at number 4, the Properties opposite, Westbury Road and Bedford House
Concerns with lack of parking

5 members of the public left the meeting at the conclusion of this item

EPF/2161/21 59 Palace Gardens Mr Richard Teverson
Buckhurst Hill
IG9 5PQ
Demolition of rear single storey conservatory construction of side infill / rear (wraparound) single storey extension.
No objection

EPF/2269/21 36 Ardmore Lane Ms Danielle Lyons
Buckhurst Hill
IG9 5SA
Demolition of existing conservatory and erection of single storey rear extension. (Amended application to EPF/1319/21).
No objection

EPF/2265/21 CLD 15 Knighton Lane Mr Samuel McCarthy
Buckhurst Hill
IG9 5HH
Application for a Lawful Development certificate for a proposed hip to gable loft extension with 2 x side dormers/ proposed porch (Revised application to EPF/1777/21)
No comment

EPF/2490/21 PDE 87 Rous Road Mr John Ferguson
Buckhurst Hill
IG9 6BU
An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 4.50 metres, height to eaves of 2.80 metres & a maximum height of 3.00 metres.
No comment

Planning List dated 24 September 2021

EPF/2063/21 149-151A Mr C/O CWR Capital Ltd
Queens Road
Buckhurst Hill
IG9 5AZ
Front extension above shops and rear extension and side extensions with new roof, together with partial change of use from commercial to residential to create 7 flats, 4 x 1 bedroom, 3 x 2 bedroom, with associated bicycle store and refuse facilities and landscaping.
Objection
The building is not in keeping with the street scene which is mainly a Victorian street scene

Concerns with the loss of the heritage building classic yellow brick work
Concerns with the loss of the tree adjacent to the site that has a TPO on it

EPF/2185/21	43 Forest Edge Buckhurst Hill IG9 5AE The demolition of the existing garage and the formation of a new side, forward and rear extension. No objection But concerns that the flat roof plan is not accurate	Mr Robert Hopps
EPF/2298/21	Garages to the rear of 2-12 Station Way Station Way Buckhurst Hill IG9 6LN Proposed development of 4 two storey terraced houses - Proposed 4 new car parking spaces - Proposed landscaped access way Strong objection Does not meet Building Regulations Standards by way of Daylight/Sunlight report Overlooking of neighbours Access road is not suitable for emergency vehicles Built too close to neighbours Displacement of parking Cramped development of the site Concerns for the ground floor residents of the existing properties with the loss of light Not in accordance with the 25 metre rule of adjoining properties	Mr Atkinson
<i>7 members of the public left the meeting at the conclusion of this item</i>		
EPF/2356/21 CLD	20 Ormonde Rise Buckhurst Hill IG9 5QQ Certificate of lawful development for a proposed rear and side extensions and garage conversion. No comment	MR Christopher Drinkwater
EPF/2364/21 CLD	26 Bradwell Road Buckhurst Hill IG9 6BY Certificate of lawful development for a proposed covered porch, rear extension, loft conversion, works to existing and new flue and outbuilding. No comment	Ms Selin Kocer Isik
EPF/2547/21 PDE	27 Chestnut Close Buckhurst Hill IG9 6EL Prior approval for 4 metre deep single storey rear extension, height to eaves 3.00 metres and overall height of 3.00 metres. No comment	Mr Damien Friel

Planning List dated 1 October 2021

EPF/2369/21	26 Bradwell Road Buckhurst Hill IG9 6BY Removal of rear single storey extension, detached outbuilding and garage. Construction of a single storey side and rear extension and loft conversion.	Ms Selin Kocer Isik
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No objection

EPF/2373/21 6 Starling Close Mr Willem Knoops
 Buckhurst Hill
 IG9 5TN
 Proposed single storey rear extension
No objection

EPF/2423/21 20 Ormonde Rise Mr Christopher King
 Buckhurst Hill
 IG9 5QQ
 Proposed front porch extension.
No objection

084/21 PLANNING DECISIONS

There were 13 decisions for the period 1 August to 31 August, on applications previously considered which are shown at Appendix A. Circulated

085/21 ADJACENT AUTHORITY APPLICATION

The Committee noted the consultation for the adjacent authority in Brentwood and had no comment to make.

086/21 PREMISES APPLICATION

I The Committee noted the consultation for the application for 150 Loughton Way and their comments are:

Concerns with alcohol being sold on the premises till late for the impact on residents nearby.

Would prefer a reduction in the opening hours.

Concerns with anti-social behaviour.

II The Committee noted the consultation to vary a Premise License at Shell 18-22 High Road and had no comment to make.

087/21 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 8.14pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 August to 31 August 2021 for P&E 07/10/2021

Delegated Cases

GRANT PERMISSION

EPF/1618/21	83 Rous Road	Proposed loft conversion with hip-to-gable end roof, rear dormer assembly and roof windows to front pitch, plus a single storey infill rear extension. (Revised application to EPF/0363/21)	NO OBJECTION
EPF/1619/21	44 Ardmore Lane	Proposed single storey rear extension & rear dormer window including Juliet balcony in connection with loft conversion.	NO OBJECTION
EPF/1632/21	15 Devon Close	Single storey rear extension.	NO OBJECTION
EPF/1633/21	54 Stradbroke Grove	Two storey side and rear extension.	NO OBJECTION
EPF/1662/21	11 A Princes Road	Proposed replacement porch.	NO OBJECTION
EPF/1694/21	20 Stag Lane	First floor side and part rear extension rear extension roof to include change of roof to existing extension.	NO OBJECTION But the window on the East elevation must be obscured glass
EPF/1709/21	26 Gladstone Road	Proposed first floor rear extension.	NO OBJECTION

LAWFUL

EPF/1769/21 CLD	1 The Cedars	Application for a Lawful Development certificate for a proposed ground floor rear extension & conversion of existing integral garage to a habitable room.	NO COMMENT
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NOT LAWFUL

EPF/1401/21 CLD	6 Starling Close	Certificate of lawful development for a proposed single storey rear extension.	NO COMMENT
EPF/1777/21 CLD	15 Knighton Lane	Application for a Lawful Development certificate for a proposed hip to gable loft extension with x2 no. side dormers & proposed porch.	NO COMMENT
EPF/1881/21 CLD	36 Roebuck Lane	Application for a Lawful Development for a proposed loft conversion.	NO COMMENT

PRIOR APPROVAL REQUIRED AND REFUSED

EPF/1855/21 PDE	87 Rous Road	Application to determine if Prior Approval is required	Prior approval is required for 6 metre
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		for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.65 metres and a maximum height of 2.90 metres.	extension Single storey rear extension must not extend beyond the rear wall of the original house by more than 4m if a detached house; or more than 3m for any other house No more than half the area of land around the "original house" would be covered by additions of other buildings. Sheds and other buildings must be included when calculating the 50 percent limit
EPF/1985/21 PDE	27 Chestnut Close	Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 3.00 metres & a maximum height of 3.00 metres.	NO COMMENT