

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.21pm ON THURSDAY 21 OCTOBER 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

088/21 PRESENT

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

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

Press: David Jackman

089/21 APOLOGIES FOR ABSENCE

There apologies for absence from Cllr Mrs A Redelinghuys, Cllr Mr S Neville and Cllr Mr M West.

090/21 DECLARATIONS OF INTEREST

Cllr Saunders declared a non-pecuniary interest in EPF/2549/21 – 46 Russell Road, as the applicant is a neighbour.

091/21 MINUTES

The minutes of the meetings held on 7 October 2021, circulated, were approved and the Chairman authorised to sign them.

092/21 PUBLIC PARTICIPATION

There was no public participation.

093/21 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

There were no communications to report.

094/21 PLANNING APPLICATIONS

Planning List dated 8 October 2021

EPF/2254/21	9 Ormonde Rise Buckhurst Hill IG9 5QQ First floor extension and new roof. No objection	Ms Amy Pearce
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EPF/2418/21	10 Farm Way Buckhurst Hill IG9 5AH Proposed rear garden outbuilding. (Revised application to EPF/1163/21). No objection But not to be used as a habitable room in the future	Mr P Bahia
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EPF/2536/21	37 Hornbeam Road Buckhurst Hill IG9 6JX Single storey rear extension No objection	Mr Kevin Hinds
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EPF/2518/21 CLD	36 Roebuck Lane Buckhurst Hill IG9 5QX Application for a Lawful Development certificate for a proposed hip	Mr Sam Cane
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to gable loft conversion with rear dormer and Juliet balcony/ x3 no. roof lights to front elevation. (Revised application to EPF/1881/21)
No comment

EPF/2519/21 CLD 86 Palmerston Road Mr Alex Kaye
Buckhurst Hill
IG9 5LG
Application for a Lawful Development certificate for a proposed replacement at lower ground of existing bay window & adjacent window to be replaced by full width slim profile pivot & slide door. At ground floor, replacement narrower walkway against south facade & adjacent to the 1.8m high fence to the east to provide garden access from ground floor.
No comment

EPF/2509/21 DRC Pantiles Mr & Mrs Simon & Vanessa Nash
13 The Drive
Buckhurst Hill
IG9 5RB
Application for Approval of Details reserved by condition 3 "details of measures to deal with surface water drainage" for EPF/2296/18. (Demolition of existing dwelling and construction of new 2 storey dwelling with basement (as a revision to previously approved EPF/0694/18 by way of change to shape of part basement area and provision of roof light windows to loft area).
No comment

EPF/2602/21 PDE 28 Buckhurst Way Mr Oleksandr Radukhovskiy
Buckhurst Hill
IG9 6HJ
An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 5.00 metres, height to eaves of 2.90 metres & a maximum height of 3.00 metres.
Comment
The proposed extension protrudes 2 metres beyond neighbouring properties
The Committee refer this application to the Planning Officer to determine if this is Permitted Development

Planning List dated 15 October 2021

EPF/0220/21 158 Queens Road Mr Chambos Sofroniou
Buckhurst Hill
IG9 5BD
Erection of terrace of three new three storey 3 bedroom houses to the rear of 158 Queens Road, Buckhurst Hill.
Objection
Lack of amenity space
The mass and bulk of the development is over intensifying
The previous application had air between the buildings

EPF/2149/21 38 Queens Road 38 QR Ltd
Buckhurst Hill
IG9 5BY
Alterations and extension to create three flats, with amended retail space to the front.
Objection
Concerns about means of escape in an emergency
There is no waste facility for refuse on the development
Overdevelopment of the site

EPF/2593/21 40 Princes Road Ms S Boyle
Buckhurst Hill
IG9 5EE
Proposed 1.8m high timber boundary fence to part replace an

existing timber fence approximately 900mm high: sliding gate approximately 5.5m wide in materials to match the proposed fence to access two on site car parking spaces. The car parking hardstand to be constructed in permeable surface material. A new 5.5m wide vehicle crossover from the Highway to access the new car parking spaces (existing road sign will need relocating).

No objection

EPF/2585/21	18-22 High Road Buckhurst Hill IG9 5HP	Shell UK Retail
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Application for Consent to Display a non- illuminated shop fascia with illuminated 'Shell Select' letters. Replace 'V power signage panel with 'Jamie Oliver' & "Shell Recharge" panel on existing Pole sign. Relocate "Air/Water" sign. 2 nos., internal hanging signs.

No objection

EPF/2549/21 DRC	46 Russell Road Buckhurst Hill IG9 5QE	Mr Paul Halama
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Application for approval of details reserved by condition 'Removal of Building materials within 2 months' on planning approval EPF/0339/21) Retention of first floor side/front and roof extension with x3 front rooflights, and alteration to existing rear box dormer (set in by 800mm from outside edge).

No comment

EPF/2678/21 DOC	52 Stradbroke Grove Buckhurst Hill IG9 5PF	Miss Katy Thackray
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Confirmation of conditions on EPF/0588/16 (Replacement dwelling - demolition of existing bungalow and construction of new 5 bed family dwelling (revised application to previously withdrawn EPF/3198/15)

Noted

095/21 PLANNING DECISIONS

There were 13 decisions for the period 1 September to 30 September, on applications previously considered which are shown at Appendix A. Circulated

096/21 PLANNING ITEMS OF CONCERN

a) Items of concern

It was noted that Holly House Hospital has had their fence replaced.

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 7.45pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 September to 30 September 2021 for P&E 21/10/2021

Delegated Cases

GRANT PERMISSION

EPF/1772/21	86 Chestnut Avenue	Proposed rear façade alterations, rooflight insertion, patio, floor plan redesign with all associated works.	NO OBJECTION
EPF/1778/21	15 Knighton Lane	Proposed single storey side/rear extension	NO OBJECTION
EPF/1813/21	13 Roding Lane	Proposed first floor rear addition with Juliet balcony. (Revised application to EPF/2490/20).	NO OBJECTION
EPF/1859/21	8 Broadfield Way	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 proposed height of no 8 in relation to the neighbouring properties
EPF/1872/21	51 Loughton Way	Single storey side extension	NO OBJECTION
EPF/1957/21	48 A Loughton Way	Extension and conversion of garage to granny annexe to provide ancillary accommodation to main house	NO OBJECTION
EPF/1975/21 TPO	Land adjacent to 2 Russell Road	TPO/EPF/58/09 T1: Oak – Crown reduce to previous points, as specified.	TREE WORDS

LAWFUL

EPF/2016/21 CLD	41 Rous Road	Application for a Lawful Development certificate for a proposed loft conversion with rear facing dormer and front roof windows.	NO COMMENT
EPF/2049/21 CLD	36 Ardmore Lane	Application for a Lawful Development certificate for a proposed loft extension.	The Committee refer this application back to the Planning Officer
EPF/2128/21 CLD	19 Hills Road	Application for a Lawful Development certificate for a proposed rear dormer roof extensions.	NO COMMENT

NOT LAWFUL

EPF/1311/21 CLD	26 Ormonde Rise	Application for a Lawful Development certificate	NO COMMENT
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		for a proposed hip to gable loft conversion with side & rear dormer including a Juliet balcony.	
EPF/2136/21 CLD	74 Alfred Road	Application for a Lawful Development certificate for proposed single storey side extension (not to exceed 4m in height) (Revised application to EPF/1542/21)	NO COMMENT

PRIOR APPROVAL NOT REQUIRED

EPF/2238/21 PDE	10 Pentlow Way	Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 5.90 metres, height to eaves of 3.00 metres & a maximum height of 3.10 metres.	The Committee refer this application back to Planning Officer for better drawing information
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