

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 18 NOVEMBER 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

105/21 **PRESENT**

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

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

9 Members of the public

106/21 **APOLOGIES FOR ABSENCE**

There apologies for absence from Cllr Mrs A Redelinghuys and Cllr Mr G Chambers-Bagshaw.

107/21 **DECLARATIONS OF INTEREST**

Cllr Saunders declared a pecuniary interest in Item 6b EPF/0108/20 – 48 Russell Road, as he is the applicant and would withdraw from the meeting and take no part in the discussion of this application.

Cllr Neville and Cllr Heap declared non-pecuniary interests in Item 6 as committee members of the District Area Planning Sub-Committee South.

Cllr Heap declared a non-pecuniary interest in Item 6 as a Committee member of the District Development Management Committee.

All members of the Committee declared a non-pecuniary interest in item 6b EPF/0108/20 – 48 Russell Road, as the applicant is known to them.

108/21 **MINUTES**

The minutes of the meetings held on 4 November 2021, circulated, were approved and the Chairman authorised to sign them.

Cllr Saunders arrived during this item.

109/21 **PUBLIC PARTICIPATION**

3 members of the public spoke objecting to EPF/0108/20 – 48 Russell Road.

110/21 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Chairman advised that he had received various emails from residents objecting to EPF/0108/20 – 48 Russell road.

The Clerk advised that there were six emails received from residents objecting to EPF/0108/20 – 48 Russell Road.

The Clerk advised of an email received from a resident objecting to previously discussed EPF/2612/21 – 27 Palmerston Road.

The Clerk advised of a letter received from EFDC stating that a new premises licence had been granted for Sapore Rustico, 150 Loughton Way.

Cllr Saunders advised that he had attended the meeting tonight out of respect for the Councillors and his neighbours who had come to the meeting.

He had moved to the area in 2017 for his family and that his children could attend a good school.

He said that he is a Parish Councillor to serve his community and not because of this planning application.

Cllr Saunders then thanked his fellow Councillors and neighbours and left the meeting.

111/21 PLANNING APPLICATIONS

Item 6b EPF/0108/20 – 48 Russell Road was brought forward but for consistency is recorded in its original listed order.

(a) Planning List dated 5 November 2021

EPF/2461/21	70 Westbury Lane Buckhurst Hill IG9 5PW Roof replacement to the existing conservatory. No objection	Mr Braier
EPF/2556/21	14 Victoria Road Buckhurst Hill IG9 5ES Proposed single storey rear extension, change main roof to gable end & add a dormer, widen crossover to road. No objection	CWR Capital Ltd

1 member of the public left the meeting at the end of this item.

EPF/2614/21	69 Lower Queens Road Buckhurst Hill IG9 6DS Part single, part two storey rear extension. No objection	Mr Liu
EPF/2673/21	2 River Road Buckhurst Hill IG9 6BS Retrospective application for an outbuilding in the rear garden. No objection But the committee request that a condition is added so that this outbuilding does not become a habitable room in the future	Mr Rod Vitalis

Planning List dated 12 November 2021

EPF/2847/21	56 Palmerston Road Buckhurst Hill IG9 5LH Demolition of existing outbuilding/garage and erection of new outbuilding. No objection But the committee request that a condition is added so that this outbuilding does not become a habitable room in the future	Mr Pavan Bansal
EPF/2864/21 CLD	5 The Windsors Buckhurst Hill IG9 6DJ Certificate of lawful development for a proposed rear dormer window and front roof lights in connection with a loft conversion No comment	Steven and Sarah Young

1 member of the public arrived during this this item.

- (b) Members considered EPF/0108/20 – 48 Russell Road, and their comments are: **Strong Objection – Insufficient parking spaces for 5 flats and lack of disabled parking provision. Insufficient amenity spaces for 5 flats. Concerns over development of five units in Special Area of Conservation. Scale of development is out of keeping with street scene. Overbearing on adjacent properties. Bulk and mass dominates the site. Concerns with neighbours**

privacy with overlooking from the balconies.

8 members of the public left the meeting at the end of this item.

112/21 PLANNING DECISIONS

There were 26 decisions for the period 1 October to 31 October, on applications previously considered which are shown at Appendix A. Circulated

113/21 PLANNING ITEMS OF CONCERN

a) Items of concern

Concerns were raised that the planning application for 48 Russell Road was not adequately dealt with at the previous meeting.

It was noted that the persistent water leak in Roding Lane is still leaking and it was asked if County Councillor Vance could arrange to get this rectified.

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 7.57pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 October to 31 October 2021 for P&E 18/11/2021

Delegated Cases

GRANT PERMISSION

EPF/0980/21	2 Princes Road	Proposed additional use of A5 (Class) to the A3 (Class) unit approved under EPF/2378/19.	OBJECTION Concerns with the noise from the vents for neighbouring properties Possibly could be the same issues the development at the Churchill pub site in Loughton
EPF/1854/21	18 Pentlow Way	Single storey side and rear extension (Revised application to EPF/0535/21).	NO OBJECTION But concerns with the effect of the height of the wall to the neighbouring properties
EPF/1981/21	Hazlemere, Brook Road	Proposed single storey side extension.	NO OBJECTION On the basis that the materials used match the existing house
EPF/2038/21	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. (Amended application to EPF/0793/21).	NO OBJECTION The drawings for this application were very difficult to decipher and confusing
EPF/2052/21	36 High Road	Dropped kerb	NO OBJECTION Essex Highways must be consulted
EPF/2110/21	3 Fairlands Avenue	Proposed garage conversion, front extension with formation of porch & downstairs W.C.	NO OBJECTION
EPF/2133/21	74 Alfred Road	Single storey side extension and external works to rear garden.	NO OBJECTION
EPF/2138/21	21 Farm Way	Proposed infill extensions to existing bungalow (Revised application to EPF/06982/21)	NO OBJECTION
EPF/2161/21	59 Palace Gardens	Demolition of rear single storey conservatory construction of side infill/rear (wraparound) single storey extension.	NO OBJECTION
EPF/2184/21	55 Ardmere Lane	Single storey front porch extension.	NO OBJECTION
EPF/2229/21	88 A Palmerston Road	Single storey rear extension and garage conversion into habitable space.	NO OBJECTION
EPF/2269/21	36 Ardmere Lane	Demolition of existing	NO OBJECTION

		conservatory and erection of single storey rear extension.	
EPF/2423/21	20 Ormonde Rise	Proposed front porch extension.	NO OBJECTION
EPF/2005/21 TPO	110 Palmerston Road	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.	TREE WORDS

GRANT PERMISSION subject to legal agreement (e.g. s. 106, unilateral undertaking)

EPF/2766/20	89 Palmerston Road	Proposed change of use of first floor to residential C3 use & retention of ground floor as office use (Amended application to EPF/0048/19).	NO OBJECTION
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REFUSED

EPF/1793/21	88 Princes Road	Loft conversion with rear dormer include raising of ridge.	NO OBJECTION
EPF/2222/21	6 Loughton Way	Proposed part single, part double storey side and rear extension.	NO OBJECTION

LAWFUL

EPF/2233/21 CLD	56 A Westbury Lane	Application for a Certificate of Lawful Development for garage conversion and loft conversion with rear dormer and front rooflights.	Committee would like more information on this application to be able to determine if it is 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
EPF/2265/21 CLD	15 Knighton Lane	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/2356/21 CLD	20 Ormonde Rise	Certificate of lawful development for a	No comment

		proposed rear and side extensions and garage conversion.	
EPF/2364/21 CLD	26 Bradwell Road	Certificate of lawful development for a proposed covered porch, rear extension, loft conversion, works to existing and new flue and outbuilding,	No comment

PRIOR APPROVAL NOT REQUIRED

EPF/2377/21 PDE	4 Fairlands Avenue	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 residence by the properties becoming one larger residence in the future. This should be a stipulation of the development.
EPF/2547/21 PDE	27 Chestnut Close	Prior approval for a 4 metre deep single storey rear extension, height to eaves 3.00 metres and overall height of 3.00 metres.	No comment

PRIOR APPROVAL REQUIRED & GRANTED

EPF/2490/21 PDE	87 Rous Road	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
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PRIOR APPROVAL REQUIRED & REFUSED

EPF/2180/21 PDE	4 Fairlands Avenue	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
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			residence by the properties becoming one larger residence in the future. This should be a stipulation of the development.
EPF/2429/22 PN	Glenmead, Palmerston Road	Application for Prior Approval of proposed new dwellinghouses on detached block 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