

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 3 FEBRUARY 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 114/21 PRESENT

Cllrs: Mr G Chambers-Bagshaw (Chairman)  
Mr D Saunders  
Mr S Neville  
Mrs J Share-Bernia

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

### 115/21 ELECTION OF VICE-CHAIRMAN

It was proposed by Cllr Chambers-Bagshaw, seconded by Cllr Share-Bernia and unanimously AGREED that Cllr Saunders be elected as Vice Chairman of the Committee for the ensuing year.

### 116/21 APOLOGIES FOR ABSENCE

There apologies for absence from Cllr Mr K Williamson.

### 117/21 DECLARATIONS OF INTEREST

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

### 118/21 MINUTES

The minutes of the meetings held on 18 November 2021, circulated, were approved and the Chairman authorised to sign them.

### 119/21 PUBLIC PARTICIPATION

There was no public participation.

### 120/21 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of an email from a resident objecting to previously considered application under delegated powers EPF/3152/21 – 19 Hurst Road.

### 121/21 PLANNING APPLICATIONS

#### Planning List dated 21 January 2022

EPF/0062/22	86 Forest Edge Buckhurst Hill IG9 5AB Single storey rear extension & two storey side extension with gable roof. <b>No objection</b>	Mr & Mrs Mark Ford
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EPF/3250/21	19 Stag Lane Buckhurst Hill IG9 5TD Demolition and rebuilding of existing garage in a new location. <b>No objection</b>	Miss Annabel Gamble
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EPF/3297/21	156 Buckhurst Way Buckhurst Hill IG9 6HY Proposed single storey rear extension. <b>No objection</b>	Mr S Zhu
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EPF/3142/21 CLD	25 Scotland Road	Mr Darren Gordois
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Buckhurst Hill  
IG9 5NP  
Application for a Lawful Development certificate for a proposed construction of a hip-to-gable roof & rear dormer.  
**No comment**

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EPF/3298/21 CLD      156 Buckhurst Way      Mr S Zhu  
Buckhurst Hill  
IG9 6HY  
Application for a Lawful Development certificate for a proposed loft conversion.  
**No comment**

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EPF/3315/21 CLD      42 Gladstone Road      Mr Gary Connelly  
Buckhurst Hill  
IG9 5SW  
Application for a Lawful Development certificate for a proposed demolition of a small single storey structure, and the erection of a single storey rear/side extension.  
**No comment**

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*Cllr Share-Bernia left at this point of the meeting.*

### **Planning List dated 28 January 2022**

EPF/0014/22      189 A Queens Road      Dr Mazier Sadri  
Buckhurst Hill  
IG9 5AZ  
Proposed single storey rear & side extension.  
**No objection**  
**Concerns that the development is building right up to the boundary of a building that is on the Local Architectural or Historic Interest List**

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EPF/0055/22      68 Roding View      Sertac Comak  
Buckhurst Hill  
IG9 6AQ  
Proposed two storey side and rear extensions. Roof extension with rear dormer window to facilitate creation of habitable room in the roof space.  
**No objection**  
**But the Committee feel it is very important that a 2 metre gap is retained to the boundary for the safety of pedestrians walking past the property**

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### **122/21 PLANNING DECISIONS**

There were 16 decisions for the period 1 November to 30 November, on applications previously considered which are shown at Appendix A. Circulated.

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

### **123/21 EFDC SUSTAINABILITY GUIDANCE**

The Committee were asked to provide comments on the EFDC Sustainability Guidance and their comments are:

The Committee welcomes the Sustainability Guidance to residential extensions and refurbishments and is pleased to see EFDC at the forefront of extending the guidance to be applicable to existing residential properties.

**124/21 NEW PREMISES LICENSE APPLICATION**

The Committee noted the consultation for the application for Buckhurst Hill Football Club and their comments are:

The Committee would prefer to see a reduction in the time of music to 10pm for the livelihood of the residents close by due to noise pollution. The Committee supports all the other aspects of the License.

**125/21 PLANNING ITEMS OF CONCERN**

a) Items of concern

The Committee asked that at the Annual Council meeting can it be put forward that this Committee's name be changed to include Licensing in the title.

It was reported to the Committee that a resident has been in contact and provided photographs of the terrible state of repair of the footpath outside 23-25 Scotland Road. This has been reported to ECC Highways and it did have repairs but they were insufficient and the footpath is crumbling away and turning into rubble. The Clerk was asked if a letter could be sent to Highways. It was suggested to make County Cllr Vance aware of this and he could put his weight behind resolving this issue.

The Clerk was asked if she could write to the Conservation Officer to ask for an update for the conservation area at St Johns.

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 7.27pm

Chairman .....

Date .....

## APPENDIX A

### EFDC PLANNING DECISIONS 1 November to 30 November 2021 for P&E 03/02/22

#### Delegated Cases

#### GRANT PERMISSION

EPF/0885/21	150 Loughton Way	Mixed Use Class E (b) and Hot Food Takeaway with alterations to rear unit to include new door and rooflights and extraction and ventilation system. Also refuse storage	<b>For this Committee it is unclear exactly what the applicant is applying for. The application states Class E (b) together with A5. However 'A5' no longer exists as use-class (as it has been superseded by the use-class 'Sui Generis') – the Committee believes this renders the application invalid. Consequently, the Committee defers this application to the Planning Officer for review.</b>
EPF/1524/21	7 Knighton Lane	Proposed replacement dwelling (revised scheme to EPF/2916/20)	<b>NO OBJECTION</b>
EPF/2369/21	26 Bradwell Road	Removal of rear single storey extension, detached outbuilding and garage. Construction of a single storey side and rear extension and loft conversion.	<b>NO OBJECTION</b>
EPF/2418/21	10 Farm Way	Proposed rear garden outbuilding. (Revised application to EPF/1163/21).	<b>NO OBJECTION But not to be used as a habitable room in the future</b>
EPF/2461/21	70 Westbury Lane	Roof replacement to the existing conservatory.	<b>NO OBJECTION</b>
EPF/2536/21	37 Hornbeam Road	Single storey rear extension.	<b>NO OBJECTION</b>
EPF/2593/21	40 Princes Road	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 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	<b>NO OBJECTION</b>

		(existing road sign will need relocating).	
EPF/2270/21 TPO	26 The Cedars	TPO/EPF/24/82 (Ref: T2) T1: Oak – Crown reduce spread by 3.5 metres, as specified. Crown thin, as specified.	<b>TREE WORDS</b>
EPF/2312/21 TPO	Block A, Flat 2 Hawsted	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.	<b>TREE WORDS</b>
EPF/2585/21	Shell UK Retail 18-22 High Road	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.	<b>NO OBJECTION</b>

#### REFUSE PERMISSION

EPF/2254/21	9 Ormonde Rise	First floor extension and new roof.	<b>NO OBJECTION</b>
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#### LAWFUL

EPF/2170/21 CLD	18 Boxted Close	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.	<b>NO COMMENT</b>
EPF/2518/21 CLD	36 Roebuck Lane	Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer and Juliet balcony/ x3 no. roof lights to front elevation. (Revised application to EPF/1881/21)	<b>NO COMMENT</b>

#### NOT LAWFUL

EPF/2519/21 CLD	86 Palmerston Road	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	<b>NO COMMENT</b>
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		floor, replacement narrower walkway against south façade & adjacent to the 1.8m high fence to the east to provide access from ground floor.	
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**PRIOR APPROVAL NOT REQUIRED**

EPF/2602/21 PDE	28 Buckhurst Way	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.	<b>COMMENT – The proposed extension protrudes 2 metres beyond neighbouring properties</b>
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**CONDITIONS DISCHARGED**

EPF/2678/21 DOC	52 Stradbroke Grove	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)	<b>NOTED</b>
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Delegated Cases

**GRANT PERMISSION**

EPF/2185/21	43 Forest Edge	The demolition of the existing garage and the formation of a new side, forward and rear extension.	<b>NO OBJECTION</b> <b>But concerns that the flat roof plan is not accurate</b>
EPF/2373/21	6 Starling Close	Proposed single storey rear extension	<b>NO OBJECTION</b>
EPF/2614/21	69 Lower Queens Road	Part single, part two storey rear extension.	<b>NO OBJECTION</b>
EPF/2633/21	11 The Drive	Proposed extension of existing garage (revised application to implemented previous approval EPF/1623/11).	<b>NO OBJECTION</b>
EPF/2643/21	2 River Road	Retention of fence at 2 River Road.	<b>NO OBJECTION</b>
EPF/2673/21	2 River Road	Retrospective application for an outbuilding in the rear garden.	<b>NO OBJECTION</b> <b>But the Committee request that a condition is added so that this outbuilding does not become a habitable room in the future</b>
EPF/2847/21	56 Palmerston Road	Demolition of existing outbuilding/garage and erection of new outbuilding.	<b>NO OBJECTION</b> <b>But the Committee request that a condition is added so that this outbuilding does not become a habitable room in the future</b>
EPF/2764/21 TPO	1 Gladstone Road	TPO/EPF/12/13 (Ref: T5) T1: Oak – Crown reduce lateral branches by up to 3m, all as specified.	<b>TREE WORDS</b>

**REFUSE PERMISSION**

EPF/0220/21	158 Queens Road	Erection of terrace of three new three storey 3 bedroom houses to the rear of 158 Queens Road, Buckhurst Hill.	<b>OBJECTION</b> <b>Lack of amenity space</b> <b>The mass and bulk of the development is over intensifying</b> <b>The previous application had air between the buildings</b>
EPF/2235/21	40 Rous Road	Extension to existing dwelling to create a new dwelling.	<b>OBJECTION</b> <b>Over development of site</b> <b>General concerns over the loss of amenity space for the proposed 40A</b>
EPF/2535/21	9 Mountbatten Court	Conversion of existing garage to a habitable room.	<b>NO OBJECTION</b>

**PRIOR APPROVAL NOT REQUIRED**

EPF/2942/21 PDE	5 Hurst Road	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 5.50 metres, height to eaves of 3.00 metres & a maximum height of 3.50 metres.	<b>NO COMMENT</b>
EPF/3013/21 PDE	3 Fairlands Avenue	Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 2.75 metres & a maximum height of 2.90 metres.	<b>NO COMMENT</b>