

BUCKHURST HILL PARISH COUNCIL

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

126/21 PRESENT

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

In attendance:

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

12 Members of the public

127/21 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mr S Neville and Cllr Mr K Williamson.

128/21 DECLARATIONS OF INTEREST

Cllr Chambers-Bagshaw declared a non-pecuniary interest in EPF/0139/22 – 87 Westbury Lane, as the applicant is known to him.

129/21 MINUTES

The minutes of the meetings held on 3 February 2022, circulated, were approved and the Chairman authorised to sign them.

130/21 PUBLIC PARTICIPATION

2 members of the public arrived during this item.

1 member of the public spoke objecting to EPF/0050/22 – Land rear of Nos. 33-34 Fairlands Avenue.

5 members of the public spoke objecting to EPF/0230/22 DRC – Land and Garages to rear of 2-12 Hornbeam Road.

1 member of the public spoke regarding on a previously discussed application EPF/2896/21 – 9 Holly Close, regarding a Stage 1 complaint with EFDC.

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

131/21 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of the following correspondence that has been received in the office:

7 emails from residents objecting to EPF/2131/19 – Burial Ground to the South of Chigwell Rise, Chigwell.

3 emails and 1 letter from residents objecting to EPF/0125/22 – 15 Forest Edge.

1 letter from EFDC advising of a householder appeal for EPF/2535/21 – 9 Mountbatten Court.

1 letter from Essex County Council with update on Minerals Local Plan review,

1 letter from EFDC advising of an amended description for EPF/0161/22 – 5 Beech Lane.

2 emails from a resident, one objection and 1 a Stage 1 Complaint with EFDC for EPF/2896/21 – 9 Holly Close.

1 email from EFDC with an update on EPF/2832/21 – 91 Queens Road.

132/21 PLANNING APPLICATIONS

EPF/0230/22 – Land and Garages to rear of 2-12 Hornbeam Road and EPF/0050/22 – Land

rear of Nos. 33-34 Fairlands Avenue were brought forward but for consistency are recorded in their original listed order.

Planning List dated 11 February 2022

EPF/0095/22	5 Hurst Road Buckhurst Hill IG9 6AB Proposed two storey rear extension (ground floor previously approved under EPF/2942/21) No objection	Mr Matthew Summers
EPF/0125/22	15 Forest Edge Buckhurst Hill IG9 5AD Proposal for 2 storey rear and side extensions. All materials to match that of existing No objection	Dr Masroor Zaman
EPF/0139/22	87 Westbury Lane Buckhurst Hill IG9 5PH Single storey front extension, first floor side extension, render to external walls and window replacement No Objection Improves the street scene	Mr & Mrs John Harrington
EPF/0186/22	37 Fairlands Avenue Buckhurst Hill IG9 5TF Application for Variation of Condition 2 for EPF/1289/20. (Proposed two storey side extension and loft conversion with remodelling of the garage) No comment	Mr Richard Fish
EPF/0230/22 DRC	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS Application for approval of details reserved by conditions 8 and 9 Remediation Verification report on EPF/0215/16 (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping.) No comment	Mr D Tumbridge Indecon Building Ltd

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

EPF/3302/21 DRC	Land and Garages to the rear of 30-34A Hornbeam Road (adj Hornbeam House) Hornbeam Road Buckhurst Hill Essex IG9 6JT Application for approval of details reserved by conditions 8 and 9 'Verification Measures' on EPF/0234/16 (Demolition of garages and replacement with 2 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping) No comment	Mr S Chadwick
-----------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------

Planning List dated 18 February 2022

EPF/0288/22 TPO	39 Russell Road	Mrs Stacy Iervolino
-----------------	-----------------	---------------------

Buckhurst Hill
IG9 5QF
TPO/EPF/12/13
T1: Oak - Crown reduce by up to 2m, as specified.
BHPC recognise 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/0302/22 TPO 38 High Road Mr Kiran Babenia
Buckhurst Hill
IG9 5HP
TPO/EPF/07/07
T6: Horse Chestnut - Fell & replace, as specified.
BHPC recognise 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 objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property
The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone

EPF/0050/22 Land rear of Nos. 33-34 Mr David Alonso
Fairlands Avenue
Buckhurst Hill
IG9 5TF
The demolition of the existing garages and the erection of 2 houses with associated parking and landscaping.
Strong objection
Overdevelopment of site
Access road is not suitable for emergency vehicles and therefore the Committee would like the Fire Authority to be consulted on this application
The Committee notes that the Essex Design Guide requires that there should be 2.5m space between properties
Concerns with lack of amenity space for refuse bins

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

EPF/0264/22 CLD 1 Palace Gardens
Buckhurst Hill
IG9 5PQ
Application for a Lawful Development Certificate for a Proposed removal of existing roof extension & construction of new replacement roof extension. Removal of existing 1980's bay window & roof & reconstruction of the original bay window using the original bay window on 19 Palace Gardens as a model.
No comment
The Committee would like the Planning Officer to make all necessary checks that this application is permitted development

Planning List dated 25 February 2022

EPF/0152/22 74 High Road Ms Becky Plummer
Buckhurst Hill
IG9 5RP

Proposed single storey rear extension.

No objection

EPF/0163/22	31 Scotland Road Buckhurst Hill IG9 5NP Proposed front porch, replacement of existing single storey rear roof (from pitched to flat). Objection Concerns that the design is out of keeping with the street scene	Mr Eddie Lindenberg
-------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------

EPF/0244/22 CLD	39 The Windsors Buckhurst Hill Essex IG9 6DJ Application for a Lawful Development Certificate for a Proposed loft conversion No comment	Mr Russell West
-----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------

EPF/0245/22 CLD	39 The Windsors Buckhurst Hill Essex IG9 6DJ Application for a Lawful Development Certificate for a Proposed rear extension No comment	Mr Russell West
-----------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------

EPF/0273/22 CLD	106 Forest Edge Buckhurst Hill Essex IG9 5AB Application for a Lawful development certificate for a proposed construction of timber decking projecting from the rear elevation of the dwelling into the rear garden by 4 metres No comment	Mr Robin Webb
-----------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------

Due to time constraints the last two applications are deferred to the next meeting

EPF/0318/22 PDE	39 Roding Lane Buckhurst Hill IG9 6BJ Prior approval for a 6 metre deep single storey rear extension, height to eaves 3.00 metres and overall height of 3 metres	Mr Girish Bhome
-----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------

EPF/0320/22 PDE	53 Rous Road Buckhurst Hill Essex IG9 6BU Prior approval for a 4 metre deep single storey rear extension, height to eaves 3.30 metres and maximum height 3.30	Mr Joel Rusell
-----------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------

133/21 PLANNING DECISIONS

There were 14 decisions for the period 1 January to 31 January, on applications previously considered which are shown at Appendix A. Circulated.

134/21 STREET TRADING CONSENT RENEWAL

The Committee were asked to consider a Street Trading Licence renewal in respect of the Warren Wood Public House, and they had no comments to make on this renewal.

135/21 BURIAL GROUND APPLICATION CHIGWELL

This item was brought forward but for consistency is recorded in its original listed order.

The Committee discussed the revised application EPF/2131/19 and noted the potential impact upon the Parish of such a development at its border with the Parish of Chigwell. Their comments are:

Objection

There should be no development or building on Green Belt land.

Detrimental to immediate dwellings with their close proximity to the site

The green wedge that is separating the two villages will be taken away.

136/21 PLANNING ITEMS OF CONCERN

a) Items of concern

The Committee asked the Clerk if the Planning Department can be contacted so that a consultation can happen with residents who were not consulted on regarding EPF/2896/21 – 9 Holly Close.

The Committee noted that there is an application for Land and Garages to rear of 2-12 Hornbeam Road Site A, this is not an application for Prior Approval and requires a fresh full planning application.

The Committee have serious concerns that the Parish Council as well as residents are not being consulted on planning applications by EFDC.

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 7.47pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 January to 31 January 2021 for P&E 03/03/22

Delegated Cases

GRANT PERMISSION

EPF/1704/21	160 Queens Road	Application for a proposed single storey rear & first floor extension (external staircase to be removed). Part of retail/storage space to be used as a lounge, entrance & food prep).	NO OBJECTION Check compliance with regards to the removal of the external staircase
EPF/2822/21	32 Starling Close	Demolition of existing garage and erection of two storey side extension with single storey section to front, plus single storey rear extension.	NO OBJECTION Concerns over proximity to the neighbour but cannot see a reason to object, the proposed extension is inferior to the main house. The visual impact of the existing roof extension is highlighted by the new extension.
EPF/2839/21	2 Albany View	Partial demolition of existing dwellinghouse with ground floor extension at both front and rear.	NO OBJECTION
EPF/2896/21	9 Holly Close	Double storey side extension, single storey rear extension, demolition of the existing shed at the rear, internal reconfiguration and all associated works.	NO OBJECTION It would be better if the drawings included a street scene However on balance it is not overly intrusive
EPF/2905/21	86 Palmerston Road	Replace the existing bay window and door and bay doors and full height window at ground floor and lower ground respectively with glazed slim profile pivot & slide doors. At ground floor, re-provide the recently demolished walkway over the lightwell to allow garden access from ground floor.	NO OBJECTION
EPF/2906/21	6 Loughton Way	Part single, part double storey side and rear extension (Revised application to EPF/2222/21)	NO OBJECTION The Plans appear to comply with current regulations and 1m has been left between number 6 and number 4. I am

			aware that there is a neighbour dispute over this development but planning law shows it to be acceptable. Please recommend to the officer that this is handled with care so that neighbours can overcome this hiccup.
EPF/2964/21	Former Braeside Junior School 82 Palmerston Road	Change of use of vacant school building (Class F1) to a day nursery and pre school within Class E along with provision of detached bin store, buggy store and cycle parking facilities.	NO OBJECTION Very small additions
EPF/2989/21	9 Fernside	Proposed first floor rear extension.	NO OBJECTION Any windows that face adjoining property should be obscure glazed

REFUSE PERMISSION

EPF/2612/21	27 Palmerston Road	Demolition of the existing garage, construction of a two storey side extension with hipped roofs, single storey rear extension, single storey central front extension to create a new porch/entrance, replacement dormer to the front elevation & a new dormer to the rear.	NO OBJECTION Concerns the front elevation is out of keeping with the street scene Concerns with the impact of the rear extension to the neighbours
EPF/2768/21	88 Princes Road	Proposed main roof alterations & a rear dormer.	NO OBJECTION But slight concern of the impact on the street scene with the roof being lifted

LAWFUL

EPF/2947/21 CLD	57 Hornbeam Road	Application for a Lawful Development certificate for a proposed outhouse in the rear garden & change of design of the porch.	NO COMMENT
-----------------	------------------	------------------------------------------------------------------------------------------------------------------------------	-------------------

PRIOR APPROVAL NOT REQUIRED

EPF/3207/21 PDE	16 Thaxted Road	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 2.20 metres & a maximum height of 3.00 metres.	NO COMMENT
EPF/3265/21 PDE	19 Stag Lane	An application to determine if Prior	NO COMMENT

		Approval is required for a proposed Larger Home Extension measuring 5.00 metres, height to eaves of 2.92 metres & a maximum height of 3.72 metres.	
EPF/3266/21 PDE	139 Epping New Road	An application to determine if prior approval is required for a Larger Home Extension measuring 4.00 metres, height to eaves 3.00 metres & a maximum height of 3.80 metres.	NO COMMENT