

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 22 APRIL 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

133/21 **PRESENT**

Cllrs: Mr D Saunders (Vice Chair)
Mrs J Forker-Clark
Mr A Weinberg

In attendance: Mrs E Petyt-Start (Clerk)

134/21 **APOLOGIES FOR ABSENCE**

There were apologies for absence from Cllrs Mr G Chambers Bagshaw, R Kaul, S Neville and K Williamson.

135/21 **DECLARATIONS OF INTEREST**

There were no declarations of interest received from members.

136/21 **MINUTES**

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

137/21 **PUBLIC PARTICIPATION**

There was no public participation.

138/21 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Clerk advised the Committee of the correspondence received from Broxbourne Council regarding a planning application for new film and media studios.

139/21 **PLANNING APPLICATIONS**

Planning List dated 8 April 2022

EPF/0482/22	79 A Palmerston Road Buckhurst Hill IG9 5NS A rear single storey extension with pitched roof to a semi-detached house; new external terrace at rear of house. No Objection	Mr Hammerton
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EPF/0484/22	Garage Block Pentlow Way Buckhurst Hill IG9 6BZ Application for removal/variation of conditions 2 and 7 on EPF/2021/20 (Demolition of existing garages, erection of a residential building with proposed flats with associated parking and landscaping, 7 units in total) No Objection	Lizzie Tym
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EPF/0557/22	25 Scotland Road Buckhurst Hill IG9 5NP Construction of a hip-to-gable roof and rear dormer. No Objection Concerns roof massing diminishes architectural character of roof	Mr Gordoio
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**Potential concerns of overlooking neighbours to rear
Planning officer requested to conduct site visit**

EPF/0683/22	36 Roebuck Lane Buckhurst Hill IG9 5QX Demolish existing garage and re-build in a new location. No Objection The committee requests that a condition is added so that this outbuilding does not become a habitable room in the future	Mr & Mrs Cane
EPF/0551/22 CLD	8 Roding View Buckhurst Hill IG9 6AQ Application for a Lawful Development certificate for a proposed hip to gable conversion and rear dormer for loft conversion. Concerns potential overbearing impact upon neighbouring property due to height of side elevation and incline of the road	Mr Russell Fraser
EPF/0596/22 CLD	90 Loughton Way Buckhurst Hill IG9 6AHA Application for a Lawful Development Certificate for a proposed loft conversion with hip to gable and rear dormer. No Comment	Mr Ajay Asokan
EPF/0637/22 CLD	158 Princes Road Buckhurst Hill IG9 5DJ Application for a Lawful Development Certificate for a Proposed construction of part single, part double storey rear extension & front porch. No Comment	Mrs Latifa Debbarh
<u>Planning List dated 14 April 2022</u>		
EPF/0565/22	7 Broadfield Way Buckhurst Hill IG9 5AG Proposed 2.0 m single storey rear extension. No Objection Committee requests Planning Officer to review and consider if overbearing to adjacent property at #5 given history of previous extensions and former footprint	Mr Susheel Dodeja
EPF/0584/22	13 Roding Lane Buckhurst Hill IG9 6BJ Proposed double storey rear addition. Objection Concerns out of keeping, flat roof of poor design and alien feature for this property	Mr Alisina Majlessi
EPF/0671/22	Premier Inn High Road Buckhurst Hill IG9 5HT Installation of Air Conditioning Plant with associated works. Request for Environmental Dept to be consulted regarding the validity of the noise impact assessment report	Simon Lancaster

140/21 PLANNING DECISIONS

There were 12 decisions for the period 1 February to 28 February, and 17 decisions for the period 1 March to 31 March on applications previously considered which are shown at Appendix A. Circulated.

141/21 PLANNING ENFORCEMENTS

There was 1 opened case and 2 closed cases for the period 1 February to 28 February of Planning Control from EFDC. Circulated

142/21 NEW PREMISES APPLICATION

The Committee were asked to consider a new application for a boutique style off license in Queens Road. Members questioned the late hours evening hours of during the week and at weekends in the part residential location, although welcomed new business to the high street.

143/21 PLANNING ITEMS OF CONCERN

- a) Items of concern
Debris from developments left on site

- b) Items for next Agenda
Suggestion to change frequency of meetings and to reduce from fortnightly to perhaps every three weeks.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.55pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 February to 28 February 2022 for P&E 21/04/22

Delegated Cases

GRANT PERMISSION

EPF/0062/22	86 Forest Edge	Single storey rear extension & two storey side extension with gable roof.	NO OBJECTION
EPF/3141/21	66 B Palmerston Road	Proposed Juliet balcony.	NO OBJECTION
EPF/3256/21	29 Holly Close	Proposed single storey rear extension and raised patio.	NO OBJECTION

REFUSE PERMISSION

EPF/2539/21	83 Rous Road	Extension to previously approved loft conversion (EPF/1618/21) with rear shared dormer assembly.	NO OBJECTION
EPF/3103/21	19 Starling Close	Proposed first floor side extension & internal remodelling.	NO OBJECTION
EPF/3104/21	15 Little Plucketts Way	Single storey rear extension, two storey side extension, loft conversion and the construction of dormers.	NO OBJECTION
EPF/3210/21 TPO	Flat 7, Forest Heights, Epping New Road	TPO/EPF/07/75 (Ref: T10) Tree tag no: 03452: 1 x Pine – Fell and replace, as specified.	TREE WORDS

LAWFUL

EPF/2864/21 CLD	5 The Windsors	Certificate of lawful development for a proposed rear dormer window and front roof lights in connection with a loft conversion.	NO COMMENT
EPF/3222/21 CLD	50 Princes Road	Application for a Lawful Development certificate for a proposed loft conversion with rear L-Shaped dormer and 2 x roof lights to the front elevation.	NO COMMENT
EPF/3273/21 CLD	29 Devon Close	Application for a Lawful Development certificate for a proposed single storey 3m rear extension.	The Chair of the Committee defers this application back to the Planning Officer for decision
EPF/3315/21 CLD	42 Gladstone Road	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	NO COMMENT

		extension.	
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PRIOR APPROVAL REQUIRED AND GRANTED

EPF/0058/22 PDE	57 Hornbeam Road	An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 6.00 metres, height to eaves of 2.38 metres & a maximum height of 2.63 metres.	The Chair of the Committee defers this application back to the Planning Officer for decision
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Delegated Cases

GRANT PERMISSION

EPF/0014/22	189 A Queens Road	Proposed single storey rear & side extension.	NO OBJECTION Concerns the development is building right up to the boundary of a building that is on the Local Architectural or Historic Interest List
EPF/0055/22	68 Roding View	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 the 2 metre gap is retained to the boundary for the safety of pedestrians
EPF/0095/22	5 Hurst Road	Proposed two storey rear extension (ground floor previously approved under EPF/2942/21).	NO OBJECTION
EPF/0139/22	87 Westbury Lane	Single storey front extension, first floor side extension, render to external walls and window replacement.	NO OBJECTION Improves the street scene
EPF/0161/22	5 Beech Lane	Two storey front bay window. (Amendment to planning approval ref: EPF/1765/17)	BHPC is unable to make comment on this application as it affects a Member of the Council thus defers it to the Planning Department for decision If there are more than two (separate household) objections from neighbours to the application it is requested that it goes to DDMC for review
EPF/2976/21	18 Loughton Way	Proposed single storey rear extension to a semi-detached house.	NO OBJECTION
EPF/3250/21	19 Stag Lane	Demolition and rebuilding of existing garage in a new location.	NO OBJECTION

REFUSE PERMISSION

EPF/0050/22	Land rear of Nos. 33-34 Fairlands Avenue	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
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			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 a 2.5 metre space between properties Concerns with lack of amenity space for refuse bins
EPF/0479/21	9 Queens Road	Demolition of existing single storey, storage/garage buildings to create two storey, 2 bed dwelling including change of use of part A1 shop unit to C3 residential.	NO OBJECTION But the drawings do not appear to show brickwork on the elevations
EPF/3152/21	19 Hurst Road	Demolition of garage and creation of part single part double storey rear extension, double storey side extension, with alterations to the front elevation and Juliet balcony to first floor rear bedroom	NO OBJECTION

LAWFUL

EPF/2706/21 CLD	1 River Road	Application for a Lawful Development certificate for a proposed replacement of existing porch with a new porch.	NO COMMENT
EPF/3247/21 CLD	43 Princes Road	Certificate of lawful development for a proposed rear dormer window.	The Chair of the Committee defers this application back to the Planning Officer for decision as long as the sight lines are correct
EPF/3298/21 CLD	156 Buckhurst Way	Application for a Lawful Development certificate for a proposed loft conversion.	NO COMMENT

NOT LAWFUL

EPF/3142/21 CLD	25 Scotland Road	Application for a Lawful Development certificate for a proposed construction of a hip-to-gable roof & rear dormer.	NO COMMENT
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DETAILS APPROVED

EPF/3070/21 DRC	Garage Block, Pentlow Way	Application for Approval of Details reserved by conditions 14"Construction Method Statement" & 15"works	We object to the working hours condition being revised 7.30am is too early as it will
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		take place between hours of 07.30 to 18.30" for EPF/2021/20. (Demolition of existing garages, erection of a residential building with proposed flats with associated parking and landscaping, 7 units in total).	mean a lot of increased traffic at school run times Also going on till 6.30pm is a little rough on the immediate neighbours
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PRIOR APPROVAL NOT REQUIRED

EPF/0318/22 PDE	39 Roding Lane	Prior approval for a 6 metre deep single storey rear extension, height to eaves 3.00 metres and overall height of 3 metres.	Concerns over impact to 41 Roding Lane. Reduce to Permitted Development depth
EPF/0320/22 PDE	53 Rous Road	Prior approval for a 4 metre deep single storey rear extension, height to eaves 3.30 metres and maximum height 3.30.	NO COMMENT