

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.01pm ON THURSDAY 26 MAY 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 001/22 PRESENT

Cllrs: Mr R Kaul (Chair)  
Mrs J Forker-Clark  
Mr D Saunders (Vice-Chair)

In attendance:

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

7 members of the public

### 002/22 ELECTION OF VICE CHAIRMAN

It was proposed by Cllr Kaul, seconded by Cllr Forker-Clark and AGREED that Cllr Saunders be elected as Vice Chairman of the Committee for the ensuing year

### 003/22 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr G Chambers Bagshaw, Mr A Weinberg and Mr K Williamson.

### 004/22 DECLARATIONS OF INTEREST

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

### 005/22 MINUTES

The minutes of the meetings held on 21 April 2022, circulated, were approved and the Chairman authorised to sign them.

Cllr Forker-Clark asked that under Items of Concern with regards to debris left on site, can the address of 20 Cascade Close be added.

### 006/22 PUBLIC PARTICIPATION

5 members of the public spoke objecting to EPF/0725/22 – Land adjacent 21 The Windsors.

### 007/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of 5 emails from residents objecting to EPF/0725/22 – Land adjacent 21 The Windsors.

The Clerk advised the Committee of an email from a resident objecting to previously discussed application EPF/0710/22 – 19 Hurst Road.

The Clerk advised the Committee of an email from a resident with a Stage 2 Complaint with EFDC regarding a development in Holly Close.

### 008/22 PLANNING APPLICATIONS

#### Planning List dated 13 May 2022

EPF/0725/22

Land adjacent 21 The Windsors,  
Buckhurst Hill  
IG9 6DJ  
Proposed 2-bed detached house (Revised application to  
EPF/1272/21)

Mrs Colleen Bowler

#### **Strong objection**

**This development is larger than the previous refused  
application**

**Overdevelopment of site**

**The bulk and mass of the development is out of keeping with  
street scene of the Windsors**

**Poor accessibility**  
**Lack of amenity space**  
**Poor accessibility and no disabled access**  
**The Committee note that the Habitat Regulations Assessment is made from the architect who isn't qualified to do the report**  
**The Committee also noted that there is land included in the development that does not belong to the site address.**

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

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EPF/0797/22	45 Roding Lane Buckhurst Hill Essex IG9 6BJ Single storey rear extension <b>No objection</b>	Mrs Joy Rowlands
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EPF/0799/22	40 Rous Road Buckhurst Hill Essex IG9 6BW Extension to existing dwelling to create a new dwelling. Resubmission following refusal of EPF/2235/21 <b>Objection</b> <b>The development will be right on the corner and have serious concerns with highway safety</b>	Mr J. Barrett
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EPF/0801/22	2 Knighton Lane Buckhurst Hill Essex IG9 5HF Single storey rear extension with a flat roof <b>The Committee asks for the Planning Officer to check amenity impact on neighbouring properties</b>	Mr John Bonning
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### **Planning List dated 20 May 2022**

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EPF/0090/22	89 Palmerston Road Buckhurst Hill Essex IG9 5NH Rear single storey extension to ground floor offices (use class A2). <b>No objection</b>	Mr Robert Duncan
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EPF/0873/22	14 Luctons Avenue Buckhurst Hill IG9 5SG 3.6m deep two storey rear extension to a detached house. <b>No objection</b>	Mr & Mrs Richard & Martin Scarth
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### **009/22 PLANNING DECISIONS**

There were 22 decisions for the period 1 April to 30 April, on applications previously considered which are shown at Appendix A. Circulated.

### **010/22 DISTRICT BOUNDARY CONSULTATION**

The Committee asked if this item could be added on the Agenda for the next meeting.

**011/22 PLANNING ITEMS OF CONCERN**

a) Items of concern

Concerns were raised about the pot holes at Lower Queens Road shops. The Clerk was asked to write to Essex County Council with support from County Cllr Vance.

The Clerk was asked if she could write to ECC and County Cllr Vance, asking when the temporary wooden bridge that goes over to Chigwell, would be made a permanent structure, as it has been temporary for some time now.

b) Items for next Agenda

District Boundary Consultation.

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 April to 30 April 2022 for P&E 26/05/22

#### Delegated Cases

##### GRANT PERMISSION

EPF/0152/22	74 High Road	Proposed single storey rear extension.	<b>NO OBJECTION</b>
EPF/0163/22	31 Scotland Road	Proposed front porch, replacement of existing single storey rear roof (from pitched to flat).	<b>OBJECTION</b> <b>Concerns that the design is out of keeping with the street scene</b>
EPF/0186/22	37 Fairlands Avenue	Application for Variation of Condition 2 for EPF/1289/20. (Proposed two storey side extension and loft conversion with remodelling of the garage).	<b>NO COMMENT</b>
EPF/0372/22	76 Princes Road	Demolition of existing single storey garage unit/ erection of ground level single storey side & rearwards extension.	<b>NO OBJECTION</b>
EPF/0484/22	Garage Block, Pentlow Way	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)	<b>NO OBJECTION</b>
EPF/3297/21	156 Buckhurst Way	Proposed single storey rear extension.	<b>NO OBJECTION</b>
EPF/0288/22 TPO	39 Russell Road	TPO/EPF/12/13 T1: Oak – Crown reduce by up to 2m, as specified.	<b>TREE WORDS</b>

##### REFUSE PERMISSION

EPF/0307/22	41 Gladstone Road	Proposed single storey & first floor rear extension.	<b>NO OBJECTION</b>
EPF/0544/22	72 High Road	Proposed two storey side extension. Proposed single storey rear extension.	<b>NO COMMENT</b>
EPF/3268/21	72 Roebuck Lane	Retrospective application for post planning amendments now built.	<b>NO COMMENT</b>
EPF/0302/22 TPO	38 High Road	TPO/EPF/07/07 T6: Horse Chestnut – Fell & replace, as specified.	<b>TREE WORDS</b>

##### LAWFUL

EPF/0244/22 CLD	39 The Windsors	Application for a Lawful	<b>NO COMMENT</b>
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		Development Certificate for a Proposed loft conversion.	
EPF/0245/22 CLD	39 The Windsors	Application for a Lawful Development Certificate for a Proposed rear extension.	<b>NO COMMENT</b>
EPF/0264/22 CLD	21 Palace Gardens	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.	<b>NO COMMENT The Committee would like the Planning Officer to make all necessary checks that this application is permitted development</b>
EPF/0287/22 CLD	53 Rous Road	Application for a Lawful Development Certificate for a Proposed new extension.	<b>NO COMMENT</b>
EPF/0297/22 CLD	1 A Farm Close	Application for Lawful Development certificate for a proposed loft conversion with rear dormer and side windows.	<b>NO COMMENT</b>
EPF/0373/22 CLD	76 Princes Road	Application for a Lawful Development certificate for a proposed erection of a single storey rear outbuilding home office space with hard standing to rear of application site.	<b>NO COMMENT</b>
EPF/0376/22 CLD	Squirrels, 149 Ardmore Lane	Application for a Lawful Development certificate for a proposed rear roof dormer extension.	<b>NO COMMENT</b>
EPF/0387/22 CLD	14 Victoria Road	Application for a Lawful Development certificate for a proposed change of hip to gable end.	<b>NO OBJECTION</b>

#### **DETAILS APPROVED**

EPF/0339/22 DRC	37 Epping New Road	Application for Approval of Details reserved by condition 3 "photographs of the types and colours of the external finishes" for EPF/0998/21. (Single storey rear extension and side return).	<b>NO COMMENT</b>
EPF/0485/22 DRC	Garage Block, Pentlow Way	Application for approval of details reserved by Condition 6 'Hard and Soft Landscaping' on planning permission EPF/2021/20 (Demolition of existing garages, erection of a residential building with proposed flats with associated parking and landscaping, 7 units in	<b>NO COMMENT As only condition discharge</b>

		total)	
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**PRIOR APPROVAL NOT REQUIRED**

EPF/0607/22 PDE	90 Loughton Way	Application to determine if prior approval is required for a Proposed Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 3.30 metres.	<b>NO COMMENT</b>
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