

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 16 JUNE 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

012/22 PRESENT

Cllrs: Mr R Kaul (Chair)
Mrs J Forker-Clark
Mr A Weinberg

In attendance: Mrs L Petyt-Start (Clerk)

6 members of the public

013/22 APOLOGIES FOR ABSENCE

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

014/22 DECLARATIONS OF INTEREST

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

015/22 MINUTES

The minutes of the meetings held on 26 May 2022, circulated, were approved and the Chairman authorised to sign them.

016/22 PUBLIC PARTICIPATION

6 members of the public were represented in objecting to the amended application EPF/0725/22 – Land adjacent 21 The Windsors.

017/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of a new consultation for a proposed Power station at Rye House, Hertfordshire.

018/22 PLANNING APPLICATIONS

a) Planning List dated 27 May 2022

EPF/0949/22 11 Chandos Close Mr Krishan Lachanah
Buckhurst Hill
Essex
IG9 5HS
Erection of a ground floor single storey rear extension.
No Objection

EPF/1046/22 CLD 72 High Road Ersin Akdogan
Buckhurst Hill
IG9 5RP
Certificate of lawful development for proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.
No Comment
Planning Officer requested to check compliance with CLD

b) Re-consultation Land to the Rear of 21 The Windsors

EPF/0725/22 Land adjacent 21 The Windsors, Mrs Colleen Bowler
Buckhurst Hill
IG9 6DJ
Proposed 2-bed detached house (Revised application to EPF/1272/21)
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 Windsor's

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.

Chair gave the opinion that he was very disappointed only 14 days had been supplied as the consultation period for the amended application. Also this had not been sent on time and only received following a request and after the Council had been notified by residents there was an amended application.

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

019/22 PLANNING DECISIONS

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

020/22 PLANNING ITEMS OF CONCERN

- a) Items of concern
- b) Items for next Agenda

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.51pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS 1 May to 31 May 2022 for P&E 16/06/22

Delegated Cases

GRANT PERMISSION

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|-------------|--------------------------------|--|---|
| EPF/0482/22 | 79 A Palmerston Road | A rear single storey extension with pitched roof to a semi-detached house; new external terrace at rear of house. | NO OBJECTION |
| EPF/0557/22 | 25 Scotland Road | Construction of a hip-to-gable roof and rear dormer. | NO OBJECTION Concerns roof massing diminishes architectural character of roof Potential concerns of overlooking neighbours to rear Planning Officer requested to conduct site visit |
| EPF/0669/22 | 32 Stradbroke Grove | Proposed front boundary walls. | NO OBJECTION |
| EPF/0683/22 | 36 Roebuck Lane | Demolish existing garage and re-build in a new location. | NO OBJECTION The Committee request that a condition is added so that this outbuilding does not become a habitable room in the future |
| EPF/0769/22 | 82 Forest Edge | Single storey rear extension. | NO OBJECTION |
| EPF/3143/21 | St Johns C of E Primary School | Internal alteration to enlarge existing kitchen space to provide provision for on site meal preparations. Side extension to the adjoining building to provide additional floor area for the new kitchen and storage spaces which are to be relocated within the new extension. | NO OBJECTION |

REFUSE PERMISSION

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| EPF/0125/22 | 15 Forest Edge | Proposal for 2 storey rear and side extensions. All materials to match that of existing. | NO OBJECTION |
| EPF/0388/22 | 14 Victoria Road | Proposed rear roof dormer window. | NO OBJECTION |
| EPF/0584/22 | 13 Roding Lane | Proposed double storey rear addition. | OBJECTION Concerns out of keeping, flat roof of poor design and alien feature of this property |

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|-------------|-------------------|--|--|
| EPF/0651/22 | 32 Starling Close | Application for Variation of condition 2 on EPF/2822/21 (Demolition of existing garage and erection of two storey side extension with single storey section to front, plus single storey rear extension) | OBJECTION Privacy concerns as proposed extension would overlook adjacent properties and could set precedent |
| EPF/2832/21 | 91 Queens Road | Partial demolition of the existing structure, extension at ground & first floor towards the rear & construction of a mansard roof. | NO OBJECTION They seem to be reducing the house, at least from the street view |

LAWFUL

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| EPF/0273/22 CLD | 106 Forest Edge | 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 |
| EPF/0875/22 CLD | 142 Queens Road | Application for a Lawful Development Certificate for a Proposed garden room with integrated shed/storage at the end of the property garden. | NO OBJECTION Planning Officer recommended to apply condition that new development is for non-habitable use only |

NOT LAWFUL

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| EPF/0637/22 CLD | 158 Princes Road | Application for a Lawful Development Certificate for a Proposed construction of part single, part double storey rear extension & front porch. | NO COMMENT |
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