

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 14 JULY 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 021/22 PRESENT

Cllrs: Mr D Saunders (Chair)  
Mr K Williamson  
Mr A Weinberg

In attendance:

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

### 022/22 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr G Chambers-Bagshaw, Mrs J Forker-Clark and Mr R Kaul.

The Clerk explained to the Committee the process for apologies for absence, and also the rules around non-attendance at meetings.

### 023/22 DECLARATIONS OF INTEREST

Cllr Williamson declared a non-pecuniary interest in Agenda Item 6 as a committee member of the Area Planning Sub-Committee South and a Portfolio Holder for Planning.

### 024/22 MINUTES

The minutes of the meetings held on 16 June 2022, circulated, were approved and the Chairman authorised to sign them.

### 025/22 PUBLIC PARTICIPATION

There was no public participation.

### 026/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of a letter from EFDC advising of a street naming and numbering for the rear of 15 Queens Road to 1A Victoria Road, IG9 5ES  
And 15A Queens Road to Plot: First Floor, Flat 1, 1B Victoria Road, IG9 5ES, Plot: Second Floor, Flat2, 1B Victoria Road, IG9 5ES and Plot: Third Floor, Flat 3, 1B Victoria Road, IG9 5ES.

### 027/22 PLANNING APPLICATIONS

#### Planning List dated 24 June 2022

EPF/0918/22                      9 Ormonde Rise  
Buckhurst Hill  
Essex  
IG9 5QQ  
Proposed extending and remodelling of an existing bungalow  
(revised app to EPF/2254/21).  
**No objection**

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EPF/1064/22                      2 Princes Road  
Buckhurst Hill  
Essex  
Variation of condition 4 'timber window and doors' on planning  
approval EPF/3043/20 (Proposed replacement of a single dwelling  
with a new building consisting of 2 commercial units and 7 fully  
accessible apartments. (amended application to EPF/2378/19)  
**Comment**

**The Committee defer this application to the Planning Officer to make decision  
They also make a recommendation for low profile windows**

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EPF/1039/22      72 High Road  
Buckhurst Hill  
IG9 5RP  
Proposed loft conversion with hip to gable and rear dormer  
**No objection**

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**Planning List dated 1 July 2022**

EPF/1143/22      15 A Queens Road  
Buckhurst Hill  
IG9 5BZ  
Application for removal of Condition 8 'Cycle Storage' on planning permission EPF/0870/19 (Proposed mansard roof extension and conversion of an existing three bedroom flat to x 3 one bedroom flats)  
**Comment**  
**This doesn't meet the sustainability guidance**

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EPF/0976/22      96 Princes Road  
Buckhurst Hill  
IG9 5DZ  
Single storey rear extension.  
**No objection**

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EPF/1136/22      15 Queens Road  
Buckhurst Hill  
IG9 5BZ  
Application for approval of details reserved by condition 4 'Materials' on EPF/2601/17 (Demolition of rear storage building and erection of two storey house)  
**Comment**  
**Concerns that it looks like the doors have been changed to metal roller shutter and the noise this would cause to the neighbours**

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EPF/1137/22      15 A Queens Road  
Buckhurst Hill  
IG9 5BZ  
Application for approval of details reserved by condition 3 'Materials', condition 6 'Refuse & Recycling' and condition 7 'External lighting' on planning permission EPF/0870/19 (Proposed mansard roof extension and conversion of an existing three bedroom flat to X 3 one bedroom flats)  
**No comment**

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EPF/1108/22      128 A Princes Road  
Buckhurst Hill  
IG9 5DS  
Certificate of lawful development for existing use of 128a as a independent self contained dwelling.  
**No comment**

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**Planning List dated 8 July 2022**

EPF/0844/22      57 Hornbeam Road  
Buckhurst Hill  
IG9 6JX  
Part two storey part single storey rear extension  
**The Committee defers this application back to the Planning Officer for decision because of the proximity to neighbouring properties**

EPF/0949/22

11 Chandos Close

Buckhurst Hill

IG9 5HS

Erection of a ground floor single storey rear extension.

**No objection**

**But Committee requests that the Planning Officer to consider screening to the patio for the privacy of neighbours**

**028/22 PLANNING DECISIONS**

There were 4 decisions for the period 1 June to 30 June, on applications previously considered which are shown at Appendix A. Circulated.

**029/22 PLANNING ITEMS OF CONCERN**

a) Items of concern

The Committee was informed that there is damage to the pavement between 23-25 Scotland Road, which could have been caused by a skip. The Clerk will write to ECC Highways and County Councillor Vance.

The Committee was advised that a resident on the High Road, that there are three big fir trees on land by Beech Lane that are possibly causing cracks to his boundary wall. The Clerk will investigate and get advice from the arboriculturalist.

b) Items for next Agenda

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.43pm

Chairman .....

Date .....

**APPENDIX A**

**EFDC PLANNING DECISIONS JUNE for P&E 14/07/22**

**APPROVE WITH CONDITIONS**

|             |                                 |   |  |
|-------------|---------------------------------|---|--|
| EPF/0888/22 | Buckhurst Court,<br>Albert Road | Convert existing communal lounge into a one bedroom sheltered residential housing unit. | <b>NO OBJECTION<br/>Planning Officer recommended to apply condition that new development is for non-habitable use only</b>   |
| EPF/0797/22 | 45 Roding Lane                  | Single storey rear extension.   | <b>NO OBJECTION</b>  |
| EPF/0801/22 | 2 Knighton Lane                 | Single storey rear extension with a flat roof.  | <b>The Committee asks for the Planning Officer to check amenity impact on neighbouring properties</b>  |
| EPF/0565/22 | 7 Broadfield Way                | Proposed 2.0 m single storey rear extension.  | <b>NO OBJECTION<br/>Committee requests Planning Officer to review and consider if overbearing to adjacent property at #5 given history of previous extensions and former footprint</b> |

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