

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 4 AUGUST 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

030/22 PRESENT

Cllrs: Mr R Kaul (Chair)
Mr D Saunders
Mr K Williamson

Press: Mr David Jackman

Also Present: 10 members of the public

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

031/22 APOLOGIES FOR ABSENCE

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

032/22 DECLARATIONS OF INTEREST

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

034/22 MINUTES

The minutes of the meetings held on 14 July 2022, circulated, were approved and the Chairman authorised to sign them.

035/22 PUBLIC PARTICIPATION

2 members of the public spoke objecting to EPF/1271/22 – Rear of 170 Princes Road.

1 member of the public spoke in support of EPF/1271/22 – Rear of 170 Princes Road.

1 member of the public spoke objecting to EPF/1318/22 – 15 Forest Edge.

Letter from a resident received just before the meeting objecting to EPF/13158/22 – 15 Forest Edge.

1 member of the public arrived during this item.

036/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of a letter from EFDC advising of an Appeal Against a Refusal for Land to the South of Chigwell Rise IG7 6BN.

The Clerk advised the Committee of a letter from EFDC advising of an Appeal Against a Refusal for Rear of 75, 75a-c, 77 Queens Road.

The Clerk advised the Committee of an email from ECC regarding information for no waiting/stopping at the junction of Blackmore Road and Thaxted Road.

The Clerk advised the Committee of a letter from EFDC advising of an Appeal Against a Refusal for Garages to the Rear of 2-12 Station Way.

The Clerk advised the Committee of a letter from EFDC advising of an Appeal Against a Refusal for 142 Buckhurst Way.

037/22 PLANNING APPLICATIONS

EPF/1271/21 – Rear of 170 Princes Road and EPF/1318/22 – 15 Forest Edge were brought

forward but for consistency are recorded in their original listed order.

(a)Planning List dated 15 July 2022

EPF/0643/22	29 Broadfield Way Buckhurst Hill IG9 5AG Proposed single storey extension with external material alterations No objection Removal of street tree is outside of planning and has to go EFDC arboriculturalist
EPF/1223/22	86 Forest Edge Buckhurst Hill IG9 5AB Extend existing patio by 2.1 metres and install glass balustrade (Patio height 750mm above ground level). No objection Is screening to the patio required
EPF/1079/22	45 Forest Edge Buckhurst Hill IG9 5AE Single storey rear extension, extending 4.670m measured from the original external wall of the dwelling, to match the existing garage wall. This extension will be made of flat roof and have one skylight, providing natural light and ventilation to the new kitchen/family area. Single storey side extension of 2.280m to maximise the existing garage space. No objection
EPF/0989/22	5 Heron Close Buckhurst Hill IG9 5TP Proposed single storey extension on front corner, existing porch to be replaced with flatroof entrance canopy, existing side conservatory to be replaced with single storey side extension(facing Bungalow) and two storey extension at the rear, rooflights on the existing main roof facing front & rear, white facing render on existing & proposed walls & internal alterations to existing detached house (Class C3). No objection
EPF/0840/22	29 Russell Road Buckhurst Hill IG9 5QJ Proposed porch. No objection
EPF/1250/22	4A Westbury Lane Buckhurst Hill IG9 5PL Single storey rear extension, single storey garden studio annexe and replacement garden storage enclosures. No objection
EPF/1287/22	7 Boxted Close Buckhurst Hill IG9 6BX Demolition of existing garage and construction of a ground floor front / side extension and first floor side extension. Also, amendments to the external materials. Strong objection Incongruous to the street scene, quoted precedent is not a precedent
EPF/1295/22	1 Rous Road Buckhurst Hill IG9 6BL

Loft conversion
No objection

EPF/1235/22 CLD 189 A Queens Road
Buckhurst Hill
IG9 5AZ
Application for a Lawful Development Certificate for a Proposed
single storey side extension, hip to gable on the west elevation and
relocation of entrance door.
No comment

EPF/1246/22 CLD 6 Crown Close
Brook Road
Buckhurst Hill
IG9 5FE
Application for a Lawful Development Certificate for a Proposed
single storey rear extension.
No comment

Planning List dated 22 July 2022

EPF/0537/22 41 Loughton Way
Buckhurst Hill
Essex
IG9 6AS
Single storey rear extension, double storey side extension, loft
conversion & alterations
No objection

EPF/1167/22 179 Queens Road
Buckhurst Hill
IG9 5AZ
Part double storey side / rear infill extension. New ground floor side
elevational windows to commercial floor space (resubmission of
approved scheme EPF/0330/19)
No objection

EPF/1178/22 18 The Meadway
Buckhurst Hill
IG9 5PG
Single storey ground floor part rear extension
No objection

EPF/1217/22 81 Chestnut Avenue
Buckhurst Hill
Essex
IG9 6EP
Extending and remodelling of a semi-detached dwelling
No objection
Concerns of terracing

EPF/1271/22 Rear of 170 Princes Road
Buckhurst Hill
IG9 5DJ
Proposed 2 x 3-bed dwellings with basements, gardens, parking and
landscaping
Objection
Incompatibility of design of the properties on Wimborne Close
Incongruous with the street scene
The Committee requests that this application goes to Area
Planning Sub-Committee South meeting to make decision

1 member of the public arrived during this item.

3 members of the public left at the conclusion of this item.

EPF/1318/22 15 Forest Edge

Buckhurst Hill
IG9 5AD
Proposal for 2 storey rear and side extensions. All materials to match that of existing

Objection

Loss of amenity to neighbours

The Committee requests that this application goes to Area Planning Sub-Committee South meeting to decide if this application overcomes the previous refusal

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

EPF/1682/22 154 Princes Road
Buckhurst Hill
IG9 5DJ
6M rear single storey extension. max.3m high
Objection
Detrimental impact on neighbours at 156
The development is too deep

EPF/1313/22 CLD 41 Stradbroke Grove
Buckhurst Hill
IG9 5PE
Certificate of Lawful Development for proposed single storey side extension
No comment
Loss of garage noted

EPF/1363/22 CLD 7 Princes Road
Buckhurst Hill
IG9 5EE
Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights
No comment

Planning List dated 29 July 2022

EPF/1412/22 1a Westbury Lane
Buckhurst Hill
IG9 5NF
To existing detached house: alteration to existing single storey roof on front and side single; single storey rear extension; alteration to roof including lifting ridge and eaves, pitch remains the same, new front gable and new rear dormer; external render and cladding over existing brickwork and cladding; roof material changed to slate.
No comment

EPF/1447/22 15 Roding View
Buckhurst Hill
IG9 6AF
Erection of rear/side extension to provide contemporary living/kitchen space with side utility room
No comment

EPF/1484/22 88 Forest Edge
Buckhurst Hill
IG9 5AB
Demolish Existing Conservatory & Replace with a Single Storey Rear Extension
No comment

EPF/0867/22 72 High Road
Buckhurst Hill
IG9 5RP
Two storey side and single storey rear extensions
Objection
Previous application EPF/0544/22 refused

Incongruous addition and out of character

EPF/1202/22	11 Fernside Buckhurst Hill IG9 5TY Proposed ground floor wraparound, first floor side extension, floor plan redesign and all associated works. No objection
EPF/0741/22	120 Buckhurst Way Buckhurst Hill IG9 6HP First floor side extension, rear extension with basement room under, decking area with balustrading, hip to gable loft conversion and timber garden room. No objection
EPF/1433/22 CLD	15 Roding View Buckhurst Hill IG9 6AF Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer. No comment
EPF/1437/22 CLD	74 High Road Buckhurst Hill IG9 5RP Certificate of Lawful Development for proposed hip to gable loft conversion and rear dormer. No comment

(b) Members were asked to consider a re-consultation on EPF/0090/22 – 89 Palmerston Road and their comments were – **No objection**

038/22 PLANNING ITEMS OF CONCERN

- a) Items of concern
There were no items of concern.
- b) Items for next Agenda

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.48pm

Chairman

Date