

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 6 OCTOBER 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

038/22 PRESENT

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

Also Present: 2 members of the public

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

039/22 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr D Saunders and Mr K Williamson.

040/22 DECLARATIONS OF INTEREST

There were no declarations of interest.

041/22 MINUTES

The minutes of the meetings held on 4 August 2022, circulated, were approved and the Chairman authorised to sign them.

042/22 PUBLIC PARTICIPATION

2 members of the public spoke in detail about the serious problems with parking restrictions in the area and lack of parking spaces for staff at The Holly Hospital, asking if the Parish Council could provide assistance in purchasing parking permits. The Council will provide assistance but that management at the hospital should also make contact themselves with NEPP and to also email County Councillor Vance for assistance.

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

043/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of correspondence received regarding a pre-consultation for a proposed base station for a Vodafone and O2 telephone mast at Buckhurst Hill Station.

The Clerk advised the Committee of a letter from Essex County Council for an application for the demolition and redevelopment of Loughton Library.

044/22 PLANNING APPLICATIONS

(a) Planning List dated 16 September 2022

EPF/1633/22 147 Epping New Road
Buckhurst Hill
IG9 5TZ
Porch, Garage conversion, Rear extension and internal
reconfiguration.
No objection

Planning List dated 23 September 2022

EPF/0808/22 9 Queens Road
Buckhurst Hill

IG9 5BZ

Demolition of existing single storey storage/garage building to create a 2 bed dwelling, including change of use of part A1 shop to C3 residential.

Objection

Cramped form of accommodation

Overcrowding in a small space

Access is through alley at back of shop

Not high quality design of building

Lack of amenity space

EPF/2085/22

Garage Block
Pentlow Way
Buckhurst Hill
IG9 6BZ

Application for Variation of Conditions 2 & 6 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).

No objection

EPF/2150/22 PDE

12 Princes Road
Buckhurst Hill
IG9 5EG

Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 4.00 metres.

Objection

The Committee defers this application back to the Planning Officer to determine if this meets Prior Approval requirements

Planning List dated 30 September 2022

EPF/2130/22

14 Fernside
Buckhurst Hill
IG9 5TY

Proposed ground floor extension and loft conversion to include dormer windows to front and rear elevations.

No objection

EPF/1723/22

16 Devon Close
Buckhurst Hill
IG9 5LF

Proposed demolition of ground floor rear extension, reconstruction of a new extension to match the original with finishes to match.

No objection

EPF/2248/22 DRC

158 Queens Road
Buckhurst Hill
IG9 5BD

Application for Approval of Details reserved by condition 3 'Materials' for EPF/1348/15. (Demolition of the existing outbuildings to the rear of 158 Queens Road. Two new residential units proposed to the rear. (Two 1 beds & two 2 bed flats). Ground floor

No objection

EPF/2152/22 CLD

12 Princes Road
Buckhurst Hill
IG9 5EG

Application for a Lawful Development certificate for a proposed front porch, loft conversion with a rear dormer, x2 roof lights, alteration to fenestration, removal of chimney breast & stack.

Objection

The Committee defers this application back to the Planning Officer to determine if this application fulfils Lawful Development requirements

(b) Members were asked to consider an application to vary license at Shell Garage and their comments were – **No objection**

(c) Members were asked to consider a re-consultation on EPF/1414/22 – 40 Westbury Lane and the previous comments remain –

Objection

Overdevelopment of site. Overbearing on the adjacent properties.

It is noted there is a minor amendment on this revised application and therefore it's requested a decision is deferred to the Planning Officer to consider this amendment is satisfactory to overcome the previous refusal and conditions laid upon the previous application by committee.

This development has been built in contravention of the approved plans and prior conditions.

(d) Members were asked to consider application CC/EPF/91/22 – Library, 165 Queens Road and their comments were – **No objection**

045/22 PLANNING DECISIONS

There were 12 decisions for the period 1 July to 31 July and 19 decisions for the period 1 August to 31 August, on applications previously considered which are shown at Appendix A. Circulated.

046/22 PLANNING ENFORCEMENT

There were no Planning Enforcements.

047/22 PLANNING ITEMS OF CONCERN

a) Items of concern

It was noted that policing and crime should be a major concern for the community.

b) Items for next Agenda

None

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.03pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS JULY

APPROVE WITH CONDITIONS

EPF/3248/21	35 Scotland Road	Double side & rear extension	NO COMMENT
EPF/0873/22	14 Luctons Avenue	A two storey rear extension to a detached house.	NO OBJECTION
EPF/0671/22	Premier Inn, High Road	Installation of Air Conditioning Plant with associated works.	Request for the Environmental Dept to be consulted regarding the validity of the noise impact assessment report
EPF/0949/22	11 Chandos Close	Erection of a ground floor single storey rear extension.	NO OBJECTION But Committee requests the Planning Officer to consider screening to the patio for the privacy of neighbours
EPF/0976/22	96 Princes Road	Single storey rear extension.	NO OBJECTION
EPF/0918/22	9 Ormonde Rise	Proposed extending and remodelling of an existing bungalow (revised app to EPF/2254/21)	NO OBJECTION

APPROVE

EPF/0235/21	4A Albert Road	Proposed additional dwelling **SAC CASE NOW PROGRESSING**	Vehement objection Overdevelopment of site Disproportionate to the neighbouring properties Removal of an amenity space that has benefited the estate
EPF/1136/22F	15 Queens Road	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 shutters and the noise this would cause to the neighbours

REFUSE

EPF/0725/22	Land adjacent 21 The Windsors	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 the street scene of the Windsors Poor accessibility
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			<p>Lack of amenity space</p> <p>Poor accessibility and no disabled access</p> <p>The Committee note that the Habitat Regulations Assessment is made from the architect who isn't qualified to do the report</p> <p>The Committee also noted that there is land included in the development that does not belong to the site address</p>
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LAWFUL

EPF/1046/22 CLD	72 High Road	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
EPF/0839/22 CLD	37 Palace Gardens	Application for a Lawful Development Certificate for a Proposed garage conversion.	NO OBJECTION

NOT LAWFUL

EPF/1108/22 CLD	128 A Princes Road	Certificate of lawful development for existing use of 128a as a independent self contained dwelling.	NO COMMENT
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EFDC PLANNING DECISIONS AUGUST

APPROVE WITH CONDITIONS

EPF/1143/22	15A Queens Road	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
EPF/0989/22	5 Heron Close	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 of internal alterations to existing detached house (Class C3).	NO OBJECTION
EPF/1223/22	86 Forest Edge	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	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/1178/22	18 The Meadway	Single storey ground floor part rear extension.	NO OBJECTION
EPF/2602/18	17 North End	Proposed new two-storey end of terrace dwelling	NO OBJECTION But as the building is locally listed the materials used should be matched to the original brickwork
EPF/0840/22	29 Russell Road	Proposed porch.	NO OBJECTION

APPROVE

EPF/1137/22	15A Queens Road	Application for approval of details reserved by	NO COMMENT
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		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 X3 one bedroom flats)	
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REFUSE

EPF/1295/22	1 Rous Road	Loft conversion	NO OBJECTION
EPF/1682/22	154 Princes Road	6M rear single storey extension. max.3m high.	OBJECTION Detrimental impact on neighbours at 156 The development is too deep
EPF/1287/22	7 Boxted Close	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

LAWFUL

EPF/1363/22 CLD	7 Princes Road	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	NO COMMENT
EPF/0394/22 CLD	191 B Princes Road	Application for Lawful Development certificate for a proposed change of use from offices to children's nursery (Class E).	NO COMMENT
EPF/1313/22 CLD	41 Stradbroke Grove	Certificate of Lawful Development for proposed single storey side extension.	NO COMMENT Loss of garage noted
EPF/1433/22 CLD	15 Roding View	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.	NO COMMENT
EPF/1437/22 CLD	74 High Road	Certificate of Lawful Development for proposed hip to gable loft conversion and rear dormer.	NO COMMENT
EPF/1598/22 CLD	154 Princes Road	Certificate of Lawful Development for proposed front porch.	NO COMMENT

NOT LAWFUL

EPF/1235/22 CLD	189 A Queens Road	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
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WITHDRAWN

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