

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 27 OCTOBER 2022 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

048/22 PRESENT

Cllrs: Mr D Saunders (Chair)
Mrs J Forker-Clark
Mr K Williamson

Also Present: 2 members of the public

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

049/22 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr R Kaul and Mr A Weinberg.

050/22 DECLARATIONS OF INTEREST

Cllr Williamson non –pecuniary declaration of interest is in respect of EPF/2209/22 – 46 Russell Road, who provided a statement
'Having been called by the applicant voracious, self-obsessed intellectual pygmy and that I have infested local Conservatives, I felt I that I should not take part in the discussion regarding this application, even though I have absolutely no reason to object to the application as it's drawn'

Cllr Saunders declared a pecuniary interest in EPF/2209/22 – 46 Russell Road, as the applicant is his neighbour, and will step out of the meeting when it is discussed.

051/22 MINUTES

The minutes of the meetings held on 6 October 2022, circulated, were approved and the Chairman authorised to sign them.

052/22 PUBLIC PARTICIPATION

There was no public participation.

053/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of correspondence received from EFDC regarding an adjacent Authority consultation at Uplands Business Park, Blackhorse Lane, Waltham Forest.

The Clerk advised the Committee of concerns raised by a neighbour to EPF/ 2038 /21 – 104 Forest Edge, in regards to the excavation work being carried out and the effect on their property. Resident advised to contact Building Control at EFDC.

054/22 PLANNING APPLICATIONS

Planning List dated 7 October 2022

EPF/2209/22	46 Russell Road IG9 5QE Proposed Infill extension to ground floor rear balcony and removal of rear external staircase (Revised scheme to the approved consent EPF/2243/21). Members who declared interests withdrew from discussion and decision. Committee unable to consider application due to meeting becoming inquorate for decision. Application deferred to the Planning Officer for decision due to inquoracy.
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EPF/2243/22 7 Boxted Close
IG9 6BX
Demolition of existing garage and construction of a ground floor front, side and rear extension. Also, amendments to the external materials.
No objection

2 members of the public arrived during this item

The members of the public arrived in relation to EPF/2209/22 – 46 Russell Road. The Clerk advised the applicant that the Committee were now on Agenda Item 6 and discussing the second item, and that their application had already been discussed. Also explained that as the meeting was inquorate at that time, the application is being deferred to the Planning officer for decision.

2 members of the public left the meeting during this item

EPF/2222/22 27 Palmerston Road
IG9 5PA
Demolition of the existing garage, and construction of a two storey side extension with hipped roofs, single storey rear extension, single storey central front extension to create a new porch/entrance, removal of front dormer and a new dormer to the rear.
No objection

EPF/2303/22 TPO 71 Russell Road
IG9 5QF
TPO/EPF/24/93 (Ref: T2)
T2: Oak - Fell, as specified.
BHPC recognise the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods
The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree
The Committee objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property
The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.

EPF/2288/22 TPO Connaught House
Epping New Road
IG9 5UA
TPO/EPF/02/02 (Ref: T1)
T1: Oak - Reduce laterals by up to 2-3m, crown reduce by 2-3m, as specified.
BHPC recognise the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods
The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree
The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.

EPF/2299/22 TPO Honeysuckle Court
Buckhurst Way
IG9 6HD
TPO/EPF/17/06 (Ref: T1)
T1: Ash - Fell, as specified.
BHPC recognise the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods

The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree
The Committee objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property
The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.
The Committee requests that the arboriculturalist checks how this tree has been maintained by the owner

EPF/2190/22 DRC 98 Westbury Lane
IG9 5PW
Application for Approval of Details reserved by condition 3B - Soil Remediation on EPF/2986/20. (Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g) (i)) and 2no. one bedroom apartments).
No objection

Planning List dated 14 October 2022

EPF/2139/22 15 Broadfield Way
Buckhurst Hill
IG9 5AG
Proposed loft conversion including raising of ridge height and dormer.
No objection

EPF/2228/22 64 Loughton Way
Buckhurst Hill
IG9 6AH
Demolition of existing side & rear extensions & erection of side & rear extensions:
Rear extension - 4.125m (W) x 4.086m (D)
Side extension - 4.587m (W) x 1.943m (D)
No objection

EPF/2305/22 CLD 14 Luctons Avenue
Buckhurst Hill
IG9 5SG
Application for a Lawful Development Certificate for a proposed dormer loft conversion on a detached house.
The Committee defer this application back to the Planning Officer to determine if this is lawful

EPF/2258/22 CLD 56 Roebuck Lane
Buckhurst Hill
IG9 5QX
Application for a Lawful Development certificate for a proposed loft conversion with a dormer to the rear & roof lights to the front & rear.
The Committee defer this application back to the Planning Officer to determine if this is lawful

EPF/2339/22 DRC Garage Block, Pentlow Way
Buckhurst Hill
IG9 6BZ
Application for Approval of Details reserved by condition 17 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).
The Committee defer this application back to the Planning Officer

Planning List dated 21 October 2022

EPF/2432/22 TPO 148 Princes Road
Buckhurst Hill
IG9 5DW
TPO/EPF/13/91 (Ref: T2)
T1: Cedar - Fell & replace, as specified.
BHPC recognise the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods
The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree
The Committee objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property
The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone.

EPF/2394/22 DRC 2 Princes Road
Buckhurst Hill
IG9 5EG
Application for Approval of Details reserved by condition 15 'Additional Drawings' on planning permission EPF/3043/20. (Proposed replacement of a single dwelling with a new building consisting of 2 commercial units & 7 fully accessible apartments. (Amended application EPF/2378/19).
No comment

EPF/2403/22 PDE 164 Forest Edge
Buckhurst Hill
IG9 5AE
Application to determine if Prior Approval is required for a Larger Home Extension measuring 8.00 metres, height to eaves of 3.00 metres & a maximum height of 3.55 metres.
Strong objection
The sheer scale of the extension will have a detrimental affect on the neighbouring properties and cause light issue

EPF/2354/22 DRC 40 Rous Road
Buckhurst Hill
IG9 6BW
Application for Approval of Details reserved by conditions 3,4,5,6 & 7 for EPF/0799/22. (Extension to existing dwelling to create a new dwelling (Resubmission following refusal of EPF/2235/21).
The Committee defer this application back to the Planning Officer

055/22 PLANNING DECISIONS

There were 27 decisions for the period 1 September to 30 September, on applications previously considered which are shown at Appendix A. Circulated.

056/22 THAMES WATER

The representative from Thames Water was unable to attend the meeting and had sent apologies but indicated he could attend a future meeting. It was requested that the Clerk ask them to hold a public meeting in one of the halls.

057/22 PLANNING ITEMS OF CONCERN

a) Items of concern

The Committee was advised that Essex County Council do have a planning committee that discuss their buildings for development. This comes after recently receiving correspondence from ECC regarding work that will be carried on the Library.

The Committee was advised that residents have serious concerns regarding the parking restrictions that are to be implemented. They have concerns that these restrictions are impractical and will cause chaos. There is frustration as the restrictions will be outside of the school times.

There is dis-satisfaction of the parking in Buckhurst Hill.

b) Items for next Agenda

None

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.50pm

Chairman

Date

DRAFT

APPENDIX A

EFDC PLANNING DECISIONS SEPTEMBER

APPROVE WITH CONDITIONS

EPF/1579/22	11 Queens Road	New shopfront	NO OBJECTION
EPF/1586/22	11 Queens Road	New illuminated fascia sign	NO OBJECTION
EPF/1484/22	88 Forest Edge	Demolish Existing Conservatory & Replace with a Single Storey Rear Extension	NO COMMENT
EPF/0643/22	29 Broadfield Way	Proposed single storey extension with external material alterations	NO OBJECTION Removal of street tree is outside of planning and has to go to EFDC arboriculturalist
EPF/1115/22	39 Roding Lane	Proposed two storey front and side extension and part two storey rear extension	OBJECTION 6 metres is considered too deep. Planning officer to assess neighbouring amenity area
EPF/1202/22	11 Fernside	Proposed ground floor wraparound, first floor side extension, floor plan redesign and all associated works.	NO OBJECTION
EPF/1695/22	82 Braeside Junior School, Palmerston Road	Installation of three external condenser units (to replace existing outdated external A/C unit) enclosed by slatted fencing.	NO OBJECTION
EPF/0090/22	89 Palmerston Road	Rear single storey extension to ground floor offices (use class A2).	NO OBJECTION
EPF/1364/22	7 Princes Road	Erection of a single storey rear extension.	NO OBJECTION
EPF/1412/22	1a Westbury Lane	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/1771/22	82 Braeside Junior School, Palmerston Road	Application for consent to display signage for a children's nursery.	NO OBJECTION
EPF/0741/22	120 Buckhurst Way	First floor side extension, rear extension with basement room under, decking area with balustrading, hip to gable	NO OBJECTION

		loft conversion and timber garden room.	
EPF/1778/22	41 Gladstone Road	Proposed single storey rear extension & first floor rear extension.	NO OBJECTION
EPF/1657/22 TPO	Shore Point, 46 High Road	TPO/EPF/35/99 T2: Horse Chestnut – Crown lift to 5m above ground level, as specified. Crown reduce by up to 2m on building side, as specified. T5: Birch – Crown reduce, as specified. T7: Cedar – Crown lift to 4m above ground level, as specified. Reduce lower laterals by up to 1.5m, as specified.	TREE WORDS
EPF/1167/22	179 Queens Road	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/01478/22	Kings Court, Kings Avenue	Extension of existing residential block to increase the number of units from 6 to 8, by means of construction of a fourth floor to provide the additional flats.	OBJECTION Overlooking, parking, highway safety, loss of light and residential amenity to existing ground floor external area
EPF/1743/22 TPO	Lordeswood, 3 Ardmore Place, Ardmore Lane	TPO/EPF/17/83 (Ref: T6) T1: Ash – Fell and replace, as specified.	TREE WORDS
EPF/1039/22	72 High Road	Proposed loft conversion with hip to gable and rear dormer	NO OBJECTION
EPF/1426/22	32 Chestnut Avenue	Proposed garage conversion and front extension to garage	NO OBJECTION

APPROVE

EPF/1874/22 DRC	98 Westbury Lane	Application for Approval of Details reserved by conditions 3a & 3b 'Soil Investigation and Remediation on EPF/2986/20. (Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g) (i) and 2 no. one bedroom apartments)	NO COMMENT
EPF/1912/22 DRC	98 Westbury Lane	Application for Approval of Details reserved by condition 7 'broadband' for EPF/2986/20. (Demolition of existing buildings and erection of a replacement mixed use	NO COMMENT

		building to contain an office (Use Class E(g) (i) and 2no. one bedroom apartments)	
EPF/1892/22 DRC	98 Westbury Lane	Application for Approval of Details reserved by condition 5 'Cycle Parking' on EPF/2986/20. (Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g) (i) and 2no. one bedroom apartments).	NO COMMENT
EPF/1913/22 DRC	98 Westbury Lane	Application for Approval of Details reserved by condition 6 'Electric Charging Points' for EPF/2986/20. (Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g) (i)) and 2no. one bedroom apartments)	NO COMMENT
EPF/3302/21 DRC	Land and Garages to the rear of 30-34A Hornbeam Road (adj Hornbeam House)	Application for approval of details reserved by conditions 8 and 9 'Verification Measures' on EPF/0234/16 (Demolition of garages and replacement with 2 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping)	NO COMMENT

REFUSE

EPF/1906/22 PDE	154 Princes Road	Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 2.10 metres & a maximum height of 4.00 metres.	Too deep, impact on adjoining neighbour amenity
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LAWFUL

EPF/1246/22 CLD	6 Crown Close, Brook Road	Application for a Lawful Development Certificate for a Proposed single storey rear extension.	NO COMMENT
EPF/1537/22 CLD	86 Forest Edge	Certificate of Lawful Development for proposed outbuilding.	COMMENT – Concern with amount of rear garden left with proposed outbuilding