

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.03pm ON THURSDAY 12 JANUARY 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 068/22 PRESENT

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

Also Present: 1 member of the public

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

### 069/22 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mr D Saunders.

### 070/22 DECLARATIONS OF INTEREST

There were no declarations of interest.

### 071/22 MINUTES

The minutes of the meetings held on 17 November 2022, circulated, were approved and the Chairman authorised to sign them.

### 072/22 PUBLIC PARTICIPATION

1 member of the public spoke supporting EPF/2887/22 – 14 Victoria Road.

### 073/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of correspondence received from EFDC advising of a TPO at Forest Heights, Epping New Road.

The Clerk advised the Committee of correspondence received from EFDC advising of an appeal of a loft conversion at 1 Rous Road.

### 074/22 PLANNING APPLICATIONS

*EPF/2887/22 – 14 Victoria Road, was brought forward, but for consistency is shown in its original listed order.*

#### Planning List dated 23 December 2022

EPF/2840/22	8 Albany View IG9 5TW Proposed 2 storey rear extension with raised rear patio. <b>No objection</b>
EPF/2860/22	27 Russell Road IG9 5QJ Rear single storey extension with pitched roof with parapet walls to side elevations. Roof to be fitted with roof windows. <b>No objection</b>
EPF/2887/22 DRC	14 Victoria Road IG9 5ES Application for Approval of Details reserved by condition 3 'Cladding Materials' for EPF/2556/21 allowed on appeal (Proposed single storey rear extension, change main roof to gable end & add a dormer, widen crossover to road). <b>No objection from the Committee</b>

**But defer back to the Planning Officer to determine the outcome**

*Cllr Weinberg arrived during this item.*

*1 member of the public left at the end of this item.*

---

EPF/2819/22 DRC Kings Court, Kings Avenue  
IG9 5LU  
Application for Approval of Details reserved by condition 7"roof demolition & construction methodology" for EPF/0478/22. (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).  
**No comment**

---

EPF/2818/22 DRC Kings Court, Kings Avenue  
IG9 5LU  
Application for Approval of Details reserved by condition 5"details of proposed cycle parking facilities" for EPF/0478/22. (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).  
**No comment**

---

**Planning List dated 6 January 2023**

EPF/2839/22 56 Roebuck Lane  
IG9 5QX  
Application to raise the height of existing side roof to create loft conversion.  
**No objection**

**075/22 PLANNING DECISIONS**

There were 22 decisions for the period 1 November to 30 November and 22 decisions for the period 1 December to 31 December on applications previously considered which are shown at Appendix A. Circulated.

**076/22 PLANNING ENFORCEMENTS**

There were no Planning Enforcements.

**077/22 HORNBEAM ROAD RIVER PATH**

The Committee discussed some of the issues regarding vehicles accessing the path to Hornbeam Road garages. But to progress further the Committee requested the Clerk to investigate who owns the sections of land and then they can discuss again.

**078/22 PLANNING ITEMS OF CONCERN**

- a) Items of concern  
It was discussed that the Luxborough Bridge which was meant to be closed for 6 days, is now going to be closed for 6 months. The Parish Office has not received any further notifications from ECC regarding this further closure. The Clerk will ask ECC about this.
- b) Items for next Agenda  
None

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.35pm

Chairman .....

Date .....

## APPENDIX A

### EFDC PLANNING DECISIONS NOVEMBER

#### APPROVE WITH CONDITIONS

EPF/1562/22	65A Princes Road	Proposed single storey rear extension.	<b>NO OBJECTION</b>
EPF/1633/22	147 Epping New Road	Porch, Garage conversion, Rear extension and internal reconfiguration.	<b>NO OBJECTION</b>
EPF/1447/22	15 Roding View	Erection of rear/side extension to provide contemporary living/kitchen space with side utility room.	<b>NO COMMENT</b>
EPF/2130/22	14 Fernside	Proposed ground floor extension and loft conversion to include dormer windows to front and rear elevations.	<b>NO OBJECTION</b>
EPF/1918/22 TPO	Roebuck heights, North End	TPO/EPF/16/03 (Ref: T5-T7) T1 – T3: 3 x Lime – Crown reduce to previous points, as specified.	<b>TREE WORDS</b>
EPF/1674/22	158 Princes Road	Proposed part single, part double storey rear ground floor extension and front porch.	<b>NO OBJECTION</b>
EPF/1723/22	16 Devon Close	Proposed demolition of ground floor rear extension, reconstruction of a new extension to match the original with finishes to match.	<b>NO OBJECTION</b>
EPF/2209/22	46 Russell Road	Proposed Infill extension to ground floor rear balcony and removal of rear external staircase (Revised scheme to the approved consent EPF/2243/21).	<b>Members who declared interests withdrew from discussion and decision. Committee unable to consider application due to meeting becoming inquorate for decision. Application deferred to Planning Officer for decision due to inquoracy</b>
EPF/1932/22 TPO	79 Roebuck Lane	TPO/EPF/18/03 T1: Lime – Reduce to previous points, as specified.	<b>TREE WORDS</b>
EPF/2243/22	7 Boxted Close	Demolition of existing garage and construction of a ground floor front, side and rear extension. Also, amendments to the external materials.	<b>NO OBJECTION</b>
EPF/2012/22 TPO	Flat 18, Greenhill	TPOR/EPF/12/91 (ref: T30, T31) T1- t2: x2 Lime – Crown reduce to previous	<b>TREE WORDS</b>

		points, as specified. Crown lift to 4m above ground level, as specified.	
--	--	---	--

### APPROVE

EPF/2085/22	Garage Block, Pentlow Way	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).	<b>NO OBJECTION</b>
EPF/2403/22	164 Forest Edge	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.	<b>STRONG OBJECTION – The sheer scale of the extension will have a detrimental effect on the neighbouring properties and cause light issue</b>

### REFUSE

EPF/1318/22	15 Forest Edge	Proposal for 2 storey rear and side extensions. All materials to match that of existing.	<b>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</b>
EPF/0793/19	34 Palmerston Road	Demolish an existing garage and replace with a new family dwellinghouse.	<b>OBJECTION – The development does not provide sufficient amenity space for a new family dwelling</b>
EPF/2093/19	Lordeswood, 3 Ardmore Place	Proposed erection of a chalet bungalow. (Revised application to EPF/1044/19).	<b>OBJECTION – Bulk of the development is imposing on the character of the neighbourhood. Adversely affects the street scene</b>
EPF/2139/22	15 Broadfield Way	Proposed loft conversion including raising of ridge height and dormer.	<b>NO OBJECTION</b>

### LAWFUL

EPF/1841/22 CLD	72 High Road	Certificate of lawful development for proposed conversion of existing of existing cellar to habitable space	<b>Defer to Officers as to whether lawful or not. New PD considerations regarding amenity, highways and noise to be considered</b>
EPF/1936/22 CLD	189A Queens Road	Application for a Lawful Development certificate	<b>NO COMMENT</b>

		for a proposed alteration to part of the roof & raising of gable wall.	
EPF/2305/22 CLD	14 Luctons Avenue	Application for a Lawful Development Certificate for a proposed dormer loft conversion on a detached house.	<b>The Committee defer this application back to the Planning Officer to determine if this is lawful</b>
EPF/2258/22 CLD	56 Roebuck Lane	Application for a Lawful Development certificate for a proposed loft conversion with a dormer to the rear & roof lights to the front & rear.	<b>The Committee defer this application back to the Planning Officer to determine if this is lawful</b>

**NOT LAWFUL**

EPF/2152/22 CLD	12 Princes Road	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.	<b>OBJECTION – The Committee defers this application back to the Planning Officer to determine if this application fulfils Lawful Development requirements</b>
-----------------	-----------------	---	--

## EFDC PLANNING DECISIONS DECEMBER

### APPROVE WITH CONDITIONS

EPF/2228/22	64 Loughton Way	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)	<b>NO OBJECTION</b>
EPF/2288/22 TPO	Connaught House, Epping New Road	TPO/EPF/02/02 (Ref: T1) T1: Oak - Reduce laterals by up to 2-3m, crown reduce by 2-3m, as specified.	<b>TREE WORDS</b>
EPF/1636/19	Land adjacent to 8 Cascade Road	Proposed erection of a x2 no. bedroom dwelling.	<b>NO OBJECTION</b> <b>Other than the design of the porch could be improved</b>
EPF/2609/22	Kelvedon House, Loughton Way	Erection of Galvanized Steel Shed to Rear Amenity Area	<b>NO OBJECTION</b>
EPF/2300/22	3 Scotland Road	Construction of outbuilding in rear garden	<b>NO OBJECTION</b> <b>But must not be a habitable room in the future</b>
EPF/2365/22	68 Princes Road	First floor rear extension	<b>NO OBJECTION</b>
EPF/2508/22	25 Scotland Road	Construction of a hip-to-gable roof and rear dormer.	<b>NO OBJECTION</b>
EPF/0235/21	4 A Albert Road	Proposed additional dwelling	<b>VEHEMENT OBJECTION</b> <b>Disproportionate to the neighbouring properties</b> <b>Removal of an amenity space that has benefited the estate</b>

### APPROVE

EPF/2339/22	Garage Block, Pentlow Way	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).	<b>The Committee defer this application back to the Planning Officer</b>
EPF/2381/22	154 Princes Road	Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 2.20 metres & a maximum height of 3.20 metres.	<b>OBJECTION</b> <b>The design and bulk of the extension will cause detrimental effect on the neighbour at 156</b>
EPF/2383/22	113-127 Epping New Road	Application for Consent to Display an internally illuminated totem.	<b>NO OBJECTION</b>
EPF/1448/22 DRC	3 Luctons Avenue	Approval of Details Reserved by Condition 4	<b>NO COMMENT</b>

		`Surface water drainage' of EPF/0932/20 (Proposed replacement of an existing house).	
EPF/2354/22 DRC	40 Rous Road	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).	<b>The Committee defer this application back to the Planning Officer</b>

#### REFUSE

EPF/0844/22	57 Hornbeam Road	Part two storey part single storey rear extension	<b>The Committee defer this application back to the Planning Officer for decision because of the proximity to neighbouring properties</b>
EPF/1599/22	Land at Back Lane/Rear of 53 Queens Road	Construction of a three storey building comprising three flats	<b>STRONG OBJECTION Incongruous with the street scene Back land development Refuse collection will be an issue as the access is a pathway, the bins would be on the pavement and pedestrians would have to walk on the road</b>
EPF/2299/22 TPO	Honeysuckle Court, Buckhurst Way	TPO/EPF/17/06 (Ref: T1) T1: Ash - Fell, as specified.	<b>TREE WORDS plus The Committee requests that the arboriculturalist checks how this tree has been maintained by the owner</b>
EPF/2507/22	7 Devon Close	Application to determine if Prior Approval is required for a Larger Home Extension measuring 5.00 metres, height to eaves of 2.66 metres & a maximum height of 2.66 metres.	<b>The Committee defer to the Planning Officer to determine if this is lawful</b>
EPF/2462/22	2 Forest Side	Prior approval for a 6metre deep single storey ground floor rear extension.	<b>NO COMMENT</b>
EPF/2592/22	110 Buckhurst Way	Application to determine if Prior Approval is required for a Larger Home Extension measuring	
EPF/2643/22	164 Forest Edge	Prior approval for a rear 8.00m ground floor brickwork extension with a pitched roof - brickwork and roof tiles to match existing, eaves height	<b>OBJECTION Long flank wall adjoining 166 Forest Edge would be overbearing No precedent for 8m</b>

		3.00 metres and maximum height 3.55 metres.	<b>extensions in area Flat roof is out of keeping</b>
--	--	---	---

**WITHDRAWN**

EPF/2687/22	17 North End	Removal of condition 5 `Provision of parking spaces and enabling for electrical charging' pursuant to EPF/2602/18 (Proposed new two-storey end of terrace dwelling).	<b>Question as to how a planning condition can be included if it is 'irrelevant' as stated within the Application Form. If this is the case then 'no objection'</b>
-------------	--------------	---	---

**DISMISSED AT APPEAL**

EPF/2063/21	149-151A Queens Road	Front extension above shops and rear extension and side extensions with new roof, together with partial change of use from commercial to residential to create 7 flats, 4 x 1 bedroom, 3 x 2 bedroom, with associated bicycle store and refuse facilities and landscaping.	<b>OBJECTION The building is not in keeping with the street scene which is mainly a Victorian street scene Concerns with the loss of the heritage building classic yellow brick work Concerns with the loss of the tree adjacent to the site that has a TPO on it</b>
-------------	----------------------	--	---