

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 9 MARCH 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

088/22 PRESENT

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

Also present: 7 members of the public

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

089/22 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mr K Williamson.

090/22 DECLARATIONS OF INTEREST

Cllr Forker-Clark declared a non-pecuniary interest in EPF/0254/23 – 72 Chestnut Avenue as the applicant is known to her.

091/22 MINUTES

The minutes of the meetings held on 26 January 2023, circulated, were approved and the Chairman authorised to sign them.

092/22 PUBLIC PARTICIPATION

1 member of the public spoke regarding Agenda Item 9 Consultation on Epping Forest Conservation Grant Proposals, although in the main she agrees with the proposals there are serious concerns with regards to the safety of the cattle when they are reintroduced to Epping Forest. The call centre for the City of London to report issued in the forest is no longer based in the area. Also there is no mention of the ornamental pond in Knighton Woods, the water level is very low and not maintained properly.

2 members of the public spoke objecting to EPF/0339/23 – Block 2, Kings Court, Kings Avenue.

093/22 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of an email received from EFDC advising of adjacent authority applications in Waltham Forest and East Herts Council.

The Clerk advised the Committee of information received from EFDC regarding policies for the Gambling Act 2005.

The Clerk advised the Committee of a letter from EFDC advising of a street naming and numbering for 98 Westbury Lane to Plot:Ground floor commercial, 98 Westbury Lane, Plot:98A, 98 Westbury Lane and Plot:98B, 98 Westbury Lane.

The Clerk advised the Committee of notice from ECC of new road markings at Blackmore Road.

094/22 PLANNING APPLICATIONS

EPF/0339/23 – Block 2, Kings Court, Kings Avenue, EPF/0314/23 – 14 Victoria Road and EPF/0312/23 – 14 Victoria Road, were brought forward, but for consistency are shown in their original listed order.

Planning List dated 17 February 2023

EPF/0284/23 164 Forest Edge
IG9 5AE

Rear 6m single storey brickwork extension with a pitched roof to match existing and garage conversion into habitable room.

No objection

EPF/0254/23 72 Chestnut Avenue
IG9 6EP
Single storey rear extension. Double storey side extension and part first floor rear extension
No objection

EPF/0275/23 30 Chestnut Avenue
IG9 6EW
Single storey front extension in line with bay window and garage change of use to habitable space
No objection

EPF/0339/23 Block 2, Kings Court
Kings Avenue
IG9 5LU
Prior approval for proposed development which will involve the extension of the existing residential block to increase the number of units from 12 to 16. The proposal seeks the construction of a 4th floor to provide the additional flats.
Objection
Loss of amenity for the bungalows in Langfords ie Numbers 1,2, 3 and 4 and the house next door to the development in Kings Avenue, loss of privacy to the gardens
Out of character with street scene

EPF/0314/23 CLD 14 Victoria Road
IG9 5ES
Certificate of lawful development for a proposed single storey rear extension.
No comment

EPF/0276/23 CLD 30 Chestnut Avenue
IG9 6EW
Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front rooflights in connection with a loft conversion.
No comment

EPF/0303/23 CLD 10 Cascade Road
IG9 6DX
Certificate of lawful development for proposed loft conversion with hip to gable extension, rear dormer with Juliet balcony and two skylights in front roof slope and single storey rear extension (3m).
No comment

Planning List dated 24 February 2023

EPF/0234/23 110 Palmerston Road
IG9 5LG
Creation of vehicular crossover
No objection
Committee requests that the Planning Officer checks with compliance of the dimensions of the crossover

EPF/0346/23 Toby Carvery
High Road
IG9 5HT
Installation of 2 x new strap sign to existing post mounted entrance sign, removal of existing Corex sign from entrance sign and reposition to exterior wall.
No objection

EPF/0312/23 14 Victoria Road

IG9 5ES
Single Storey Rear Extension
No objection

EPF/0364/23 7 Devon Close
IG9 5LF
Prior approval for a 4.50 metre deep single storey rear extension,
height to eaves 3.00 metres and maximum height of 3.15 metres.
No objection

Planning List dated 3 March 2023

EPF/0269/23 128 Princes Road
IG9 5DS
Conversion of the annex into a separate dwelling to match the
existing original dwelling at no.128 both in terms of visual external
appearance and internal configuration to form 2 dwellings including:
•Two storey in-fill extension
•Single storey first floor infill extension (to replace balcony area)
•Change of use of the two integral garages into habitable spaces
•Loft conversions, with box-dormer assemblies to the rear pitch
•Re-instating the stock brickwork finish to the front elevation.
•Two storey in-fill extension
•Single storey first floor infill extension (to replace balcony area)
No objection

1 member of the public arrived during this item.

EPF/0287/23 45 Walnut Way
IG9 6HU
Loft conversion with rear dormer and hip to gable
No objection

EPF/0299/23 16 Princes Road
IG9 5EG
Two storey side extension and internal alterations
Objection
Loss of amenity, overshadowing and loss of daylight/sunlight
Building right to the boundary of the bungalow next door
This will cause a terracing effect

EPF/0242/23 The Birches, 5 Brook Road
IG9 5TL
Proposed First Floor Side Extension (over existing side extension).
New Boundary Garden Wall and Fencing.
Objection
Overbearing
Loss of light to neighbour at 4b Brook Road

EPF/0367/23 PDE 4A Westbury Lane
IG9 5PL
Prior approved for a 6 metres deep single storey rear extension,
maximum height 4 metres and eaves height 4 metres.
No comment

EPF/0392/23 DRC Kings Court, Kings Avenue
IG9 5LU
Application for approval of details reserved by condition 8 'Acoustic
Report' on planning approval 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

095/22 PLANNING DECISIONS

There were 16 decisions for the period 1 January to 31 January and 19 decisions for

the period 1 February to 28 February, on applications previously considered which are shown at Appendix A. Circulated.

096/22 HORNBEAM ROAD RIVER PATH

This Agenda Item was brought forward, but for consistency is shown in its original listed order.

The Clerk advised the meeting that after investigating, the area of land from Lower Queens Road to the bridge is owned by Luxborough Leisure Ltd. They are very keen to have gates either end of the land installed and fencing around the land as they are very concerned with the anti-social behaviour with motorbikes and vehicles driving through the area.

EFDC own the rest of the land and they are very supportive of dealing with the security of the land. Kissing gates are being proposed to be installed at various points to stop the vehicles from driving through the area.

The Committee will direct the Clerk on the way forward with the progression of this.

097/22 CONSULTATION ON EPPING FOREST CONSERVATION GRANT PROPOSALS

This Agenda Item was brought forward, but for consistency is shown in its original listed order.

The Committee discussed these proposals and they are supportive of the cattle being reintroduced into the forest, but the safety of the cattle is paramount.

They also feel that the ornamental pond in Knighton Woods does need some attention, ie. To raise the depth of the water.

098/22 CONSULTATION ON VARIATION OF LICENSE

The Committee considered this license and they suggest that the trading hours should match those of nearby premises.

099/22 PLANNING ITEMS OF CONCERN

a) Items of concern

The Committee asked the Clerk if she could write to EFDC to find out who Was consulted on the first application for Kings Court, Kings Avenue – EPF/0478/22, as the residents of the flats did not know about the application.

The Committee were made aware of the following items:

Potholes – Station Way and Loughton are still in a dangerous state of repair, these are just two roads mentioned but the Parish has too many to mention.

Mid-way crossing point near to Elm Close – the beacon is leaning at 35 degree angle and as the road narrows at this point it is quite dangerous.

Maple Close – There is large expanse of water covering the entrance, potential drain blockage.

Land between 5 & 8 Cascade Road – This land is still an eyesore despite 3 planning applications approved since 2001.

TFL Station House – This property is not a welcoming site for visitors and residents alike, it would be great benefit to remind people how good it is to live in Buckhurst Hill to have this original building restored.

b) Items for next Agenda

None

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.01pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS JANUARY

APPROVE WITH CONDITIONS

EPF/2303/22 TPO	71 Russell Road	TPO/EPF/24/93 (Ref: T2) T1: Oak – Fell, as specified.	TREE WORDS
EPF/2432/22 TPO	148 Princes Road	TPO/EPF/13/91 (Ref: T2) T1: Cedar – Fell & replace, as specified.	TREE WORDS
EPF/2452/22	77 Russell Road	Proposed raised roof to an existing single storey garage building	NO OBJECTION Not to be used as separate living accommodation
EPF/2667/22	113 Princes Road	Creation of a single storey side infill extension with a glazed roof, relocation of the existing front/side door.	OBJECTION Concerns relate to possible light pollution given extent of glass roof
EPF/2737/22	56 Palmerston Road	Proposed new front driveway	NO OBJECTION Highway safety, fast road and increased quantity (2 additional) cars crossing a single driveway on approach to roundabout
EPF/2694/22	16 Farm Way	Loft conversion with hip to gable roof and rear facing dormer	NO OBJECTION Planning Officer to check compliance

APPROVE

EPF/2674/22	41 Loughton Way	Application for Approval of Details reserved by conditions 3"full details of replacement tree" & 5"details of privacy screen" for EPF/0537/22. (Single storey rear extension, double storey side extension, loft conversion & alterations).	NO OBJECTION
EPF/2394/22	2 Princes Road	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 to EPF/2378/19).	NO COMMENT

APPROVED WITH CONDITIONS (SUBJECT TO S106 LEGAL AGREEMENT)

EPF/2472/20	91 Queens Road	Proposed demolition of the existing dwelling and the construction of a semi-detached pair of	NO OBJECTION Concerns with accuracy of the drawings regarding
-------------	----------------	--	--

		dwelling.	distance to the boundary Concerns with the bulk and mass of the development to the rear Concerns loss of privacy to neighbouring and light pollution
EPF/0055/21	The Ridings, Manor Road, Loughton	Replacement of existing dwelling plus one additional infill dwelling (Revised application to EPF/2767/19)	The Committee defers this application back to the Planning Officer as the drawings are incomplete and inadequate, proving difficult to comprehend The drawings are inconsistent and existing floor plans drawings appear to be missing

REFUSE

EPF/2518/22	18 Roding View	Proposed two storey side/rear extensions incorporating conversion of an existing garage into a habitable space.	NO OBJECTION
EPF/2853/22	21 Starling Close	Application for a Non-Material Amendment for EPF/1896/22. (Conversion of existing loft space and provision of a single storey side extension to create a second floor with bifolding doors and a Juliet balcony, together with external alterations including the installation of a new porch, 2 no. gable ends with windows, 3 no. double door sets, 5 no. sky lights with associated works).	

LAWFUL

EPF/2504/22 CLD	7 Devon Close	Application for a Lawful Development certificate for a proposed hip to gable loft extension with a rear facing dormer, x1 no. roof light on the front roof slope & X1 no. side facing window.	The Committee defer to the Planning Officer to determine if this is lawful
EPF/2570/22 CLD	12 Princes Road	Application for a Lawful	NO OBJECTION

		Development Certificate for a proposed front porch, loft conversion with rear dormer, hip to gable roof alterations, x2 no. front rooflights, alterations to fenestrations & removal of chimney breast and stack.	Planning Officer to check compliance
EPF/2693/22 CLD	79A Palmerston Road	Application for a Lawful Development certificate for a proposed hip to gable loft conversion to a semi-detached house with rear dormer & rooflights to the front roof slope.	NO OBJECTION Planning Officer to check compliance

NOT LAWFUL

EPF/2463/22 CLD	2 Forest Side	Certificate of lawful development for a proposed hip to gable loft extension, rear dormer and rooflight to front in connection with a loft conversion.	The Committee defer this application to the Planning Officer to determine if this is lawful
-----------------	---------------	--	--

EFDC PLANNING DECISIONS FEBRUARY

APPROVE WITH CONDITIONS

EPF/2448/22	85 Queens Road	Proposed two storey rear extension including Juliet balcony. (Renewal of Reference No: EPF/1344/19).	NO OBJECTION
EPF/2860/22	27 Russell Road	Rear single storey extension with pitched roof with parapet walls to side elevations. Roof to be fitted with roof windows.	NO OBJECTION
EPF/2222/22	27 Palmerston Road	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/2931/22	9 Farm Way	Proposed remodelling of an existing loft conversion incorporating a hip to gable and rear dormer.	NO OBJECTION The Committee requests that the Planning Officer checks for the amenity of neighbour at number 7 by way of privacy
EPF/2721/22	2 Roding House, Ground Floor, Victoria Road	1 x Proposed conservatory to be built onto existing Costa coffee site.	NO OBJECTION
EPF/2749/22 TPO	35A Palmerston Road	TPO/EPF/08/96 (Ref: T3) T1: Ash – Crown reduce by up to 3m, as specified.	NO OBJECTION Tree Officer to assess appropriateness
EPF/2839/22	56 Roebuck Lane	Application to raise the height of existing side roof to create loft conversion.	NO OBJECTION
EPF/2882/22	42 Station Way	New shopfront.	NO OBJECTION
EPF/2927/22	54 Station Way	Application for consent to display a replacement front facing fascia sign (aluminium sign box with internally push through Perspex letters).	NO OBJECTION The Committee requests the Planning Officer carries out the necessary checks of the brightness of the fascia sign for the effect on the neighbours

APPROVE

EPF/2887/22 DRC	14 Victoria Road	Application for Approval of Details reserved by condition 3 'Cladding Materials' for EPF/2556/21 allowed on appeal (Proposed single storey rear extension,	No objection from the Committee but defer back to the Planning Officer to determine the outcome
-----------------	------------------	--	--

		change main roof to gable end & add a dormer, widen crossover to road).	
EPF/2818/22 DRC	Kings Court, Kings Avenue	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
EPF/1914/22 DRC	98 Westbury Lane	Application for Approval of Details reserved by condition 4 'surface water drainage' 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

APPROVED WITH CONDITIONS (SUBJECT TO S106 LEGAL AGREEMENT)

EPF/0564/22	38 Queens Road	Alterations and extension to create two flats, with amended retail space to front	OBJECTION Double storey height extension affecting adjoining gardens Loss of amenity
-------------	----------------	---	---

REFUSE

EPF/2733/22	2 Walnut Way	Proposed new attached house within the curtilage of property, and alterations to roof and single storey rear extension to existing house (Revised scheme to EPF/0200/21).	OBJECTION Highway safety concern with additional car crossing a footpath which is already congested and has cars approaching at high speed Line of sight not visible from car parking space in addition, noting written objections from 8 residents, to the extent they are valid planning concerns
EPF/2422/22	86 Westbury Lane	Demolition of existing buildings and construction of a 3-storey building consisting of 6 x Class C3 residential units and associated ancillary / landscaped amenity spaces	STRONG OBJECTION The Committee feel that the development is too high and dense and oppressive on the residents

			<p>Incongruous with the street scene</p> <p>The development is not of high quality</p> <p>Lack of amenity space</p> <p>There will be highway safety issues with the development</p>
EPF/2635/22	Glenmead, Palmerston Road	<p>Application for Prior Approval (dwellinghouses on detached blocks of flats) for a proposed single storey extension over part of the flat roof of the existing 3 storey building, to provide 5 additional one and two bed flats.</p>	<p>STRONG OBJECTION</p> <p>Overbearing on 2 Westbury Road and properties on Palmerston Road</p> <p>Bulky and intrusive addition same as previous refusal EPF/2429/21</p> <p>Out of character with local vernacular</p> <p>Overlooking of adjacent amenity areas and impression of enclosure for property on Westbury Road</p>

LAWFUL

EPF/0055/23 CLD	11 Fernside	<p>Application for a Lawful Development certificate for a proposed removal of x2 no. chimneys.</p>	<p>NO COMMENT</p> <p>Planning Officer to check compliance</p>
EPF/0042/23 CLD	77 Gladstone Road	<p>Application for a Lawful Development certificate for a proposed loft conversion.</p>	<p>NO COMMENT</p> <p>The Committee defer to the Planning Officer for compliance with 3 roof windows to the front of the property</p>

NOT LAWFUL

EPF/2645/22 CLD	10 Cascade Road	<p>Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front roof lights in connection with a loft conversion and single storey rear extension.</p>	<p>NO OBJECTION</p> <p>Planning Officer to check compliance</p>
-----------------	-----------------	---	---