

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 1 JUNE 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 001/23 PRESENT

Cllrs: Mr D Saunders (Chair)  
Mrs J Forker-Clark  
Mr S Neville  
Mr M Vance

In attendance: Mrs D Paris (Planning & Licensing Committee Clerk –  
Loughton Town Council)  
Mrs L Tettmar (Admin & Finance Assistant)

3 members of the public

The Committee expressed their thanks to the Planning Committee Clerk (Loughton Town Council) for her support in attending the meeting in the absence of the Clerk and the RFO.

### 002/23 ELECTION OF VICE CHAIRMAN

It was proposed by Cllr Vance, seconded by Cllr Forker-Clark and AGREED that Cllr Saunders be elected as Vice Chairman of the Committee for the ensuing year.

### 003/23 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr R Kaul, Mr S Heap, Mr A Weinberg and Mr K Williamson.

### 004/23 DECLARATIONS OF INTEREST

There were no declarations of interest in any item on the Agenda.

### 005/23 MINUTES

Cllr Forker-Clark brought to the Committee's attention, that it was noted at the previous meeting that Hornbeam Road River Path should have been an agenda item for this meeting.

The minutes of the meetings held on 30 March 2023, circulated, were approved and the Chairman authorised to sign them.

### 006/23 PUBLIC PARTICIPATION

2 members of the public spoke in depth regarding Agenda Item 9 – Bridleway 66, with the serious issues they are experiencing whilst horse riding along this bridleway, cars are parking at the end of the bridleway at Chestnut Avenue and the possibility of the danger to the horses and pedestrians and other road users.

### 007/23 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

There were no communications.

### 008/23 PLANNING APPLICATIONS

#### Planning List dated 12 May 2023

EPF/0645/23

Woodcote, Manor Road  
Loughton  
IG10 4RP

Proposed replacement of existing lodge dwelling and domestic barn buildings with two new two-storey dwellings

**No objection**

**Concern of increased use and development of green belt land**

EPF/0958/23 Kings Court, Kings Avenue  
Buckhurst Hill  
IG9 5LU  
Prior approval for 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**  
**Loss of light and overlooking on neighbours**  
**Bulky and out of scale in the vicinity**

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**Planning List dated 19 May 2023**

EPF/1016/23 15 River Road  
Buckhurst Hill  
IG9 6BS  
Ground Floor extension extending 4.7 m from the original house wall with the height not exceeding 3m.  
Alterations to the entrance canopy.  
**No objection**  
**The Committee request for the Planning Officer to visit the site**

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EPF/1002/23 56 Roebuck Lane  
Buckhurst Hill  
IG9 5QX  
Garage extension with pitched roof.  
**No objection**  
**Request condition: To remain ancillary to the main dwelling**

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EPF/0854/23 210 Queens Road  
Buckhurst Hill  
IG9 5AX  
Change of use from C3 - Residential to E/e/ - Dental practice.  
**Objection**  
**This is a commercial business in predominately residential area on this part of Queens Road**  
**With 4 car park spaces and 4 members of staff the addition of patron parking will exacerbate traffic/vehicle stress in already congested area**  
**Road safety/Highway issues with vehicles arriving/leaving out of one entrance and no turning circle**  
**Noise pollution to the neighbours**  
**Concerns around the clinical waste storage/removal on neighbours**  
**Not appropriate for the area**

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EPF/1041/23 CLD 2 Briar Close  
Buckhurst Hill  
IG9 5EF  
Certificate of lawful development for rear dormer.  
**No comment**

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EPF/1037/23 CLD 3 Pentlow Way  
Buckhurst Hill  
IG9 6BZ  
Certificate of lawful development for proposed rear dormer and front roof lights in connection with a loft extension.  
**Comment**  
**Out of keeping within the area with 4 windows in the roof**

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EPF/1006/23 CLD 45 Walnut Way  
Buckhurst Hill  
IG9 6HU  
Certificate of lawful development for rear dormer and front rooflights in connection with a loft conversion.  
**Comment**  
**Concerns with overlooking as the land slopes up**

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**Planning List dated 26 May 2023**

EPF/1036/23                      72 Chestnut Avenue  
Buckhurst Hill  
IG9 6EP  
Single storey rear extension. Double storey side extension with rear projection.  
**Objection**  
**Will cause terracing affect as side extension is being built right up to the boundary**

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EPF/1046/23 CLD                65 Ardmore Lane  
Buckhurst Hill  
IG9 5SB  
Certificate of lawful development for a proposed roof dormer extension, front rooflights and single storey side extension.  
**No comment**

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EPF/1079/23 CLD                18 Roding View  
Buckhurst Hill  
IG9 6AQ  
Certificate of lawful development for proposed hip to gable and rear dormer roof extensions in connection with a loft conversion.  
**Comment**  
**The Committee request the Planning Officer check criteria for the volume of cubic metres as this is a large loft conversion**

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*1 member of the public arrived at the conclusion of this item.*

**009/23 PLANNING DECISIONS**

There were 13 decisions for the period 1 March to 31 May, and 26 decisions for the period 1 April to 30 April, on applications previously considered which are shown at Appendix A. Circulated.

**010/23 BRIDLEWAY 66**

*This agenda item was brought forward after agenda item 5, but for consistency is shown in its original listed order.*

County Councillor Vance who sits on the Local Highways Panel advised the Committee and the residents that NEPP will not be introducing parking restrictions, and Essex Highways will not be doing anything.

The Local Highways Panel has this on their agenda to discuss this matter to try and resolve the issues, one suggestion is to either have an h bar on the road or a horse's sign and maybe for the bridleway to become a public right of way.

He will keep the residents advised on any updates he receives.

The Committee are very sympathetic regarding this situation and advised for them to keep the office informed of any further incidents that occur and to send photos, so that evidence can be collated.

*2 members of the public left the meeting at the end of this item.*

**011/23 PLANNING ITEMS OF CONCERN**

a) Items of concern

Cllr Forker-Clark advised that both she and the Clerk are to contact Highways in regards to the Hornbeam Road River Path, to try and see if this path is a public right of way.

Cllr Vance advised that he has been approached by the builders at 2 Princes Road for having the Parish Council noticeboard that is outside one of the retail units moved, and getting the ECC roadsign relocated. He has advised them as to who they need to contact.

b) Items for next Agenda

Hornbeam Road River Path.

There being no further business the Chairman thanked Members for attending and the Committee thanked the Planning & Licensing Committee Clerk again for her support during the meeting and closed the meeting at 8.11pm

Chairman .....

Date .....

## APPENDIX A

### EFDC PLANNING DECISIONS MARCH

#### APPROVE WITH CONDITIONS

EPF/2905/22	54 Station Way	Replacement shop front, New security shutters and new advertisement fascia for Pharmacy	<b>NO OBJECTION</b> <b>The Committee would have a preference for the security shutters to be inside rather than the outside of the building</b>
EPF/2840/22	8 Albany View	Proposed 2 storey rear extension with raised rear patio.	<b>NO OBJECTION</b>
EPF/1399/22	Saint John The Baptist Church, High Road	Advertisement consent for 3 signs.	<b>NO OBJECTION</b>
EPF/2822/22	53 Palace Gardens	Proposed rear terrace and external alterations.	<b>NO OBJECTION</b>
EPF/2476/22	1 High Road	Proposed side, rear and front extensions; internal alterations; and outbuilding to rear.	<b>NO OBJECTION</b>

#### APPROVE

EPF/0185/23	35 Roebuck Lane	Proposed first floor window and loft skylights.	<b>Planning Officer to consider frosted glass for privacy if deemed necessary as it appears to look directly into adjoining neighbours garden</b>
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#### REFUSE

EPF/0334/23	7 Boxted Close	Non material amendment to EPF/2243/22 (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>
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#### LAWFUL

EPF/0169/23 CLD	8 Rous Road	Certificate of lawful development for a proposed hip to gable, and rear dormer in connection with a loft conversion.	<b>Planning officer to consider compliance</b>
EPF/0186/23 CLD	35 Roebuck Lane	Application for a Lawful Development certificate for a proposed rear dormer.	<b>Planning Officer to consider compliance</b>
EPF/0111/23 CLD	28 Victoria Road	Application for a Lawful Development certificate	<b>NO OBJECTION</b> <b>Planning officer to</b>

		for a proposed loft conversion with a rear dormer to the rear elevation & x3 no. roof light windows to the front elevation	<b>consider compliance</b>
EPF/0131/23 CLD	95 Russell Road	Application for a Lawful Development certificate for a proposed loft conversion of a part of a garage into a habitable space.	<b>NO OBJECTION Planning officer to consider compliance</b>

**NOT REQUIRED**

EPF/0364/23 PDE	7 Devon Close	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.	<b>NO OBJECTION</b>
EPF/0367/23 PDE	4A Westbury Lane	Prior approval for a 6 metres deep single storey rear extension, maximum height 4 metres and eaves height 4 metres.	<b>NO COMMENT</b>

## EFDC PLANNING DECISIONS APRIL

### APPROVE WITH CONDITIONS

EPF/0275/23	30 Chestnut Avenue	Single storey front extension in line with bay window and garage change of use to habitable space.	<b>NO OBJECTION</b>
EPF/0287/23	45 Walnut Way	Loft conversion with rear dormer and hip to gable	<b>NO OBJECTION</b>
EPF/0299/23	16 Princes Road	Two storey side extension and internal alterations	<b>OBJECTION</b> <b>Loss of amenity, overshadowing and loss of daylight/sunlight</b> <b>Building right to the boundary of the bungalow next door</b> <b>This will cause a terracing effect</b>
EPF/0312/23	14 Victoria Road	Single Storey Rear Extension	<b>NO OBJECTION</b>
EPF/0346/23	Toby Carvery, High Road	Installation of 2 x new strap sign to existing post mounted entrance sign, removal of existing Corex sign from entrance sign and reposition to external wall.	<b>NO OBJECTION</b>
EPF/0442/23	9 Scotland Road	Proposed single storey rear extension and raised rear patio.	<b>NO OBJECTION</b> <b>The Committee request the Case Officer considers the height of the terrace</b>
EPF/0284/23	164 Forest Edge	Rear 6m single storey brickwork extension with a pitched roof to match existing and garage conversion into habitable room.	<b>NO OBJECTION</b>
EPF/0241/23 TPO	93 High Road	TPO/EPF/23/02 T1: Yew – Crown reduce by up to 1.5m and reduce lateral growth by approx. 0.5m to shape, as specified.	<b>TREE WORDS</b>
EPF/0132/23	66 Princes Road	Proposed removal of existing two storey rear building and construction of two storey rear extension.	<b>NO OBJECTION</b> <b>Concern that the rear wall of the ground floor extension protrudes further than any other along that stretch.</b> <b>Planning Officer to confirm compliance but in view of the explanation in the design access statement and existing extensions on neighbouring properties</b>
EPF/0234/23	110 Palmerston Road	Creation of vehicular crossover	<b>NO OBJECTION</b> <b>Committee requests that the Planning Officer checks with</b>

			<b>compliance of the dimensions of the crossover</b>
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**APPROVE WITH CONDITIONS (SUBJECT TO S106 LEGAL AGREEMENT)**

EPF/0808/22	9 Queens Road	Demolition of existing single storey storage/garage to create a 2 bed dwelling, including change of use of part A1 shop to C3 residential.	<b>OBJECTION</b> <b>Cramped form of accommodation</b> <b>Overcrowding in a small space</b> <b>Access is through alley at back of shop</b> <b>Not high quality design of building</b> <b>Lack of amenity space</b>
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**APPROVE**

EPF/2819/22 DRC	Kings Court, Kings Avenue	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).	<b>NO COMMENT</b>
EPF/0392/23 DRC	Kings Court, Kings Avenue	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).	<b>NO COMMENT</b>
EPF/0636/23 DRC	2 Princes Road	Approval of Details Reserved by Condition 8 'Surface water drainage of EPF/3043/20 (Proposed replacement of a single dwelling with a new building consisting of 2 commercial units and 7 fully accessible apartments. (Amended Application to EPF/2378/19).	<b>NO COMMENT</b>

**REFUSE**

EPF/0254/23	72 Chestnut Avenue	Single storey rear extension. Double storey side extension and part first floor rear extension	<b>NO OBJECTION</b>
EPF/0279/23	Kings Court, Kings Avenue	Non Material Amendment to EPF/0478/22 (Extension of existing residential block to	<b>NO COMMENT</b>



		increase the number of units from 6 to 8, by means of construction of a fourth floor to provide the additional flats) reduction in roof height and changes to external facing materials.	
EPF/0242/23	The Birches, 5 Brook Road	Proposed First Floor Side Extension (over existing side extension). New Boundary Garden Wall and Fencing.	<b>OBJECTION Overbearing Loss of light to neighbour at 4b Brook Road</b>
EPF/0641/23	King's Ave Streetworks, King's Ave	Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole and associated ancillary works.	<b>NO COMMENT</b>

#### LAWFUL

EPF/0276/23 CLD	30 Chestnut Avenue	Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front rooflights in connection with a loft conversion	<b>NO COMMENT</b>
EPF/0303/23 CLD	10 Cascade Road	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).	<b>NO COMMENT</b>
EPF/0511/23 CLD	1 Roding View	Certificate of lawful development for proposed loft conversion with a rear box dormer and a new hip-to-gable change.	<b>COMMENT Possible loss of amenity to the neighbour</b>
EPF/0314/23 CLD	14 Victoria Road	Certificate of lawful development for a proposed single storey rear extension.	<b>NO COMMENT</b>
EPF/0443/23 CLD	9 Scotland Road	Certificate of lawful development for a proposed garage conversion with front window in replace of garage door.	<b>NO OBJECTION</b>
EPF/0451/23 CLD	9 Brook Road	Certificate of lawful development for a single storey side extension.	<b>NO OBJECTION But possible access problems to neighbours property as the extension is right up to the boundary</b>
EPF/0477/23 CLD	77 Princes Road	Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion	<b>NO OBJECTION</b>

**NOT REQUIRED**

EPF/0689/23 PDE	10 Princes Road	Prior approval for a 4.9 metre deep single storey extension from the existing external wall measuring under 4 metres in height, eaves height 2.50	<b>NO OBJECTION</b>
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