

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 22 JUNE 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

012/23 PRESENT

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

In attendance:

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

013/23 APOLOGIES FOR ABSENCE

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

014/23 DECLARATIONS OF INTEREST

Cllr Forker-Clark declared a non-pecuniary interest in Agenda Item 7.

Cllr Saunders declared a non-pecuniary interest in Agenda Item 6, EPF/1290/2b3 – 44 Russell Road and EPF/1289/23 – 44 Russell Road as he knows the applicant.

015/23 MINUTES

The minutes of the meetings held on 1 June 2023, circulated, were approved and the Chairman authorised to sign them.

016/23 PUBLIC PARTICIPATION

There was no public participation.

017/23 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of two emails from residents strongly objecting to EPF/1060/23 – Block 2, Kings Court, Kings Avenue.

018/23 PLANNING APPLICATIONS

Planning List dated 2 June 2023

EPF/1060/23

Block 2, Kings Court
Kings Avenue
Buckhurst Hill
IG9 5LU

Prior approval for Proposed development 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. (Resubmission of consented App Ref: EPF/0339/23 to reflect revised elevations)

Strong Objection

The bulk and mass of the development is out of keeping with the street scene

Unacceptable loss of amenity on the neighbours

Impact on highway safety

Loss of light and overlooking on the neighbours

Planning List dated 9 June 2023

EPF/1038/23

3 Pentlow Way
Buckhurst Hill
IG9 6BZ

New porch - Change in front side fenestration

No objection

EPF/1149/23	4 The Windsors Buckhurst Hill IG9 6DJ Proposed garage conversion. No objection To remain ancillary to the main dwelling and not to be a habitable room
EPF/1069/23	65 Ardmore Lane Buckhurst Hill IG9 5SB Single storey rear extension No objection
EPF/1098/23	71 Gladstone Road Buckhurst Hill IG9 5SW Proposed two storey side and single storey rear extensions No objection
EPF/1113/23	6 The Drive Buckhurst Hill IG9 5RB Proposed two storey front and rear extensions and garage conversion No objection
EPF/1246/23	2 Princes Road Buckhurst Hill IG9 5EG Variation of condition 2 'plan numbers' under 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) No objection
EPF/1148/23 CLD	21 Luctons Avenue Buckhurst Hill IG9 5SG Certificate of lawful development for proposed 2 side dormers and 1 rear dormer in connection with a loft conversion Comment Committee request the Planning Officer checks for compliance
EPF/1106/23 CLD	21 Luctons Avenue Buckhurst Hill IG9 5SG Certificate of lawful development for a proposed single storey rear extension Comment Committee request the Planning Officer checks for compliance
EPF/1186/23 DRC	2 Princes Road Buckhurst Hill IG9 5EG Application for approval of details reserved by condition 7 (Hard & Soft Landscaping) for 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) Comment Committee requests that the hard landscaping is of permeable materials

Planning List dated 16 June 2023

EPF/1239/23	7 Loughton Way Buckhurst Hill IG9 6AE Single storey side extension and conversion of garage to study No objection
EPF/1200/23	94 Queens Road Buckhurst Hill IG9 5BS Ground floor Rear extension No objection
EPF/1222/23	191 Princes Road Buckhurst Hill IG9 5DJ Retrospective consent for erection of canopy extension to existing nursery building. No objection
EPF/1320/23 TPO	Flat 12 Forest Heights Epping New Road Buckhurst Hill IG9 5TE TPO/EPF/08/22 T20: Pine - Selective pruning of laterals by up to 1m, 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/1290/23	44 Russell Road Buckhurst Hill IG9 5QE Variation of condition 2 'Plan no' on EPF/1563/20 (Two storey rear extension with balcony and single storey side extension) No objection
EPF/1267/23 DRC	2 Princes Road Buckhurst Hill IG9 5EG Application for approval of details reserved by condition 9'Water Efficiency' and condition 16 'Privacy Screen' on planning permission 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) Comment The Screen is out of keeping with street scene and development design The maintenance of the screen will be difficult due to the height There will be CDM issues at a later date when it needs to be maintained and/or replaced
EPF/1220/23 CLD	8 Russell Road Buckhurst Hill IG9 5QJ Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights. Committee requests the Planning Officer to check requirements
EPF/1289/23 DRC	44 Russell Road Buckhurst Hill

IG9 5QE

Application for approval of details reserved by condition 5 'Surface Water Disposal' and Condition 6 'Landscaping' on planning application EPF/1563/20 (Two storey rear extension with balcony and single storey side extension)

No comments

019/23 HORNBEAM ROAD RIVER PATH

The Committee discussed in detail on making a right of way application to Essex County Council. But after advice from County Cllr Vance, the best way forward to progress with the application, much more evidence is needed for ECC to consider granting a public right of way. Cllr Forker-Clark along with the assistance of residents will work to gather this evidence/information to support the application. This Item will be discussed at a future meeting when more information is available.

020/23 PLANNING ITEMS OF CONCERN

a) Items of concern

Cllr Forker-Clark advised that EFDC are to change the way that residents are consulted regrading Licensing applications. As the office has not received any correspondence from EFDC in this matter, the Committee asked if the Clerk could write to the portfolio member for clarification.

Cllr Forker-Clark advised that the post under the subway has come off the wall again. The supporting base is left in the ground and is a trip hazard. This will be reported to EFDC so it can be repaired.

b) Items for next Agenda

Hornbeam Road River Path.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.08pm

Chairman

Date