

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 13 JULY 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

021/23 PRESENT

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

Also present: Mr T Ward (BH Leisure Gardens CIC)
21 Members of the public

In attendance: B Rumsey (Clerk – Epping Town Council)
Mrs L Tettmar (Admin & Finance Assistant)

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

022/23 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr S Heap, Mr M Vance, and Mr K Williamson.

023/23 DECLARATIONS OF INTEREST

Cllr Forker-Clark declared a non-pecuniary interest in Agenda Item 6, EPF/0741/23 – Hornbeam Close as she rents some of the garages.

024/23 MINUTES

The minutes of the meetings held on 22 June 2023, circulated, were approved and the Chairman authorised to sign them.

025/23 PUBLIC PARTICIPATION

2 members of the public spoke strongly objecting to EPF/0237/23.

The remaining members of the public all wanted to speak objecting to EPF/0741/23 – Hornbeam Close, but due to time restraints of this Agenda Item, it was agreed that just a small number would speak.

10 members spoke strongly objecting to the application.

Mr Ward spoke objecting to the development and the effect it would have on the allotments.

The Committee encouraged the members of the public to all send in their comments to EFDC and when this application is heard at EFDC, they should attend the meeting and have a speaker. He also advised that a member of the Committee would also attend the meeting representing the Parish Council.

A register of all members of the public was taken and this list will be kept on file with the minutes of this meeting.

8 members of the public left at the end of this item

026/23 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of correspondence from EFDC regarding adjacent authority consultations for Brentwood Borough Council and London Borough of Redbridge.

Email from a resident objecting to EPF/0237/23 – 1 The Cedars.

027/23 PLANNING APPLICATIONS

EPF/0741/23 – Hornbeam Close and EPF/0237/23 – 1 The Cedars were brought forward, but for consistency are shown in their original listed order.

Planning List dated 23 June 2023

EPF/1300/23 22 Westbury Lane
Buckhurst Hill
IG9 5PL
Erection of Ground Floor Rear Extension to square off the footprint of the property, Part Double Storey Rear Extension
No objection

EPF/0741/23 Hornbeam Close
Buckhurst Hill
IG9 6JS
Demolition of existing garages and the addition of four new 2B4P houses, designed to achieve Passivhaus standards, with new 9 no. parking spaces plus an additional 3 to address existing informal parking, incorporated bin stores to the front of the property and a shared cycle store incorporated to the west.
Strong objection
Dangerous highway safety impact with the vehicles reversing out of the parking spaces
Overdevelopment of site causing it to be cramped both in terms of their style and positioning at this location and have poor outside amenity space
Loss of amenity to neighbours because of the cramped overdevelopment
No parking survey has been carried out particularly the displacement of existing parking arrangements
No occupancy rate has been carried out for the garages
This development will result in a reduced quality of life for existing residents in terms of stress on surrounding green spaces

7 members of the public left at the end of this item

EPF/1297/23 CLD 20 The Windsors
Buckhurst Hill
IG9 6DJ
Certificate of lawful development for a proposed rear dormer window and front roof lights in connection with a loft conversion.
No comment

EPF/1356/23 DRC 2 Princes Road
Buckhurst Hill
IG9 5EG
Application for approval of details reserved by condition 22 'Car Parking' 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)
No comment

Planning List dated 30 June 2023

EPF/1362/23 Buckhurst Hill Cricket And Lacrosse Club
Roding Lane
IG9 6BJ
Our current outdoor nets, installed over two decades ago, have been refurbished every two years but are no longer sufficient. The River Roding's flooding has compromised the net foundations, causing them to crack and resulting in uneven bounce, which can lead to player injuries. To create a comfortable environment for our female players, we've initiated a program to engage more girls and women in cricket. We have secured additional pitches for all-girls matches

but face challenges with only two nets available for 160 kids on Friday nights. To make the nets safer, flood-resilient, and increase capacity, we need to install new 3 lane nets that conform to ECB standards. The supplier will remove the existing nets and lay the new nets on the old site. We will require the removal of a few small shrubs and one small decayed tree.

The Committee are very supportive of this application and have no objection

EPF/1369/23 179 Queens Road
IG9 5AZ
Application for variation to condition 2 'Plan no's' on planning permission EPF/2442/20 (Proposed office extension ancillary to the existing ground floor commercial business - (Revised application to EPF/0842/20)- As Amended)
Objection
Dominant next to the car park and alleyway
Overbearing on street scene

EPF/0237/23 1 The Cedars
IG9 5TS
Construction of a single storey rear extension. Construction of an additional storey. Conversion of existing dwelling house into 1 x 2-bedroom 3-person flat and 1 x 1-bedroom 2-person flat.
Strong objection
Not in keeping with the street scene
Loss of amenity to neighbours
The development will affect the character of the urban area as they are similar style town houses
Will have detrimental wild life disturbance as so near to the nature reserve
The development if approved will set a precedent

5 members of the public left at the end of this item

Planning List dated 7 July 2023

EPF/1365/23 11A Loughton Way
IG9 6AE
Erection of rear and side extension plus rear dormer roof extension to existing dwellinghouse, including demolition of existing extension.
No objection

EPF/0879/23 202 Forest Edge
IG9 5AF
Subdivision of the existing residential site, with the construction of an L-shaped bungalow on the eastern portion of the site.
Objection
Highway safety concern with vehicles arriving and leaving the property onto a bend on a busy road
The development is garden grabbing

028/23 PLANNING DECISIONS

There were 16 decisions for the period 1 May to 31 May, on applications previously considered which are shown at Appendix A. Circulated.

029/23 PLANNING ENFORCEMENTS

There were no new Enforcement Complaints for Buckhurst Hill from EFDC.

020/23 PLANNING ITEMS OF CONCERN

- a) Items of concern
There were no items of concern.

- 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 8.16pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS MAY

APPROVE WITH CONDITIONS

EPF/0648/23	7 Boxted Close	Demolition of existing garage and construction of a ground floor front and side extension.	
EPF/0339/23 PDE	Block 2 Kings Court, Kings Avenue	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 4 th 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/0579/23	14 Broadfield Way	Proposed extension and internal alterations.	NO OBJECTION
EPF/0718/23	7 Heron Close	Demolition of conservatory and replacement with new dining area, internal reconfiguration of existing dormer window at first floor to provide additional windows.	

APPROVE WITH CONDITIONS (SUBJECT TO S106 LEGAL AGREEMENT)

EPF/0790/23	40 Rous Road	Variation to condition 2 on planning approval EPF/0799/22 (Extension to existing dwelling to create a new dwelling (Resubmission following a refusal of EPF/2235/21).	
EPF/0623/23	Land to the east of 82 Palmerston Road, Palmerston Road	The erection of two houses with associated access, parking, amenity space and landscaping.	NO OBJECTION

REFUSE

EPF/2613/22	72 Roebuck Lane	Part retrospective application for post-planning amendments together with proposed alterations.	OBJECTION Overbuilt from original approval Defer to Planning Officer to confirm compliance
EPF/0386/23	2 Princes Road	Non material amendment to 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).	
EPF/0698/23	7 Ardmore Lane	Removal of garage.	NO OBJECTION

		Altered fenestrations and porch to front elevation. New roof and raised ridge. Ground, first and roof level rear extensions.	
EPF/0713/23	21 Farm Way	Retention and completion of partially built brick boundary walls and piers with the addition of pier caps, railings, infill fence panels and a pedestrian gate.	
EPF/0720/23	143 Princes Road	Proposed single storey rear and front extension, two storey side extension and loft conversion with rear dormer.	
EPF/1308/19	Land rear of 198 – 200 Forest Edge	Proposed new detached one bedroom dwelling and associated works. (Revised application to EPF/3066/18)	OBJECTION Lack of parking Poor design

LAWFUL

EPF/0721/23 CLD	4 The Windsors	Certificate of Lawful Development for proposed single storey rear extension, loft conversion and front porch.	NO COMMENT
EPF/0612/23 CLD	7 Devon Close	Certificate of Lawfulness following Prior Approval EPF/0364/23 and within GPDO: Max Eaves height within 3m Max Roof Height within 4m Remaining Garden more than 50% of original	NO COMMENT

NOT LAWFUL

EPF/0684/23 CLD	10 Princes Road	Certificate of Lawful Development for a proposed hip to gable roof extension and rear dormer window in connection with a loft conversion.	NO COMMENT
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NOT REQUIRED

EPF/0747/23 PDE	2 Forest Side	Prior approval for a 5.10 metre deep single storey rear extension, height to eaves 3.00 metres and maximum height of 3.50 metres.	
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