

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 24 AUGUST 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

031/23 **PRESENT**

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

Also present: 4 Members of the public

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

032/23 **APOLOGIES FOR ABSENCE**

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

033/23 **ELECTION OF CHAIRMAN**

As there were apologies for absence from the Chair and Vice-Chair, it was proposed by Cllr Neville and seconded by Cllr Vance that Cllr Forker-Clark Chair the meeting.

034/23 **DECLARATIONS OF INTEREST**

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

035/23 **MINUTES**

The minutes of the meetings held on 13 July 2023, circulated, were approved and the Chairman authorised to sign them.

036/23 **PUBLIC PARTICIPATION**

2 members of the public spoke in depth about the ongoing serious issues with parking restrictions and the lack of parking spaces at the Holly Hospital.

The staff from the hospital when parking in nearby roads have their cars vandalised on occasions.

The hospital would like the support of the Parish Council with their request for business parking permits.

037/23 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Clerk advised the Committee of a letter from EFDC advising of an Appeal Against a refusal for 72 Roebuck Lane.

Also, an email from Peter Foxton of BHRS noting this appeal.

The Clerk advised the Committee of a letter from EFDC advising of an Appeal Against a refusal for The Birches, 5 Brook Road.

Also, an email from a resident with concerns in relation to this appeal.

038/23 **PLANNING APPLICATIONS**

Planning List dated 4 August 2023

EPF/1474/23

1 Dene Road
Buckhurst Hill
IG9 6BP

Demolish uninhabitable annex/garage, single storey side and rear extension with new roof/loft structure

Objection

Overdevelopment of site

Incongruent with adjacent properties

The new property will dominate the site whereas the bungalow did not

EPF/1705/23	<p>2 Forest Side Buckhurst Hill IG9 5SL Proposed ground and first floor rear and side extensions plus loft conversion with dormer windows and roof lights to rear and side elevations. No objection</p>
EPF/1530/23	<p>27 Bradwell Road Buckhurst Hill IG9 6BY Demolition of existing rear extension and erection of single storey lean to extension to rear to form new Kitchen and Shower Room and erection of front porch. Installation of dropped kerb to allow driveway parking for 2 no. vehicles No objection</p>
EPF/1671/23	<p>49 Loughton Way Buckhurst Hill IG9 6AS Proposed ground floor rear extension, first floor side extension, internal alterations and all associated works at 49 Loughton Way, Buckhurst Hill, IG9 6AS No objection The Committee note that there is nothing on the checklist for sustainability</p>
EPF/1408/23	<p>7 Ardmore Lane Buckhurst Hill IG9 5RY Removal of garage. Altered fenestrations and porch to front elevation. New roof and raised ridge. Ground, first and roof level rear extensions. No objection</p>
EPF/1669/23 CLD	<p>49 Loughton Way Buckhurst Hill IG9 6AS Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion. No comment Committee request that the Planning Officer check for compliance</p>

Planning List dated 11 August 2023

EPF/1713/23 CLD	<p>27 Lower Queens Road Buckhurst Hill IG9 6DN Certificate of lawful development for a proposed rear dormer extension in connection with a loft conversion. No comment</p>
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Planning List dated 18 August 2023

EPF/1809/23 DRC	<p>Kings Court Kings Avenue Buckhurst Hill IG9 5LU Application for approval of details reserved by condition 11 'The development shall not be begun until the developer has received written notification of the approval of the Local Planning Authority under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended)' on planning permission EPF/0478/22 (Extension of existing residential block to increase the</p>
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number of units from 6 to 8, by means of construction of a fourth floor to provide the additional flats)

The Committee refer to the Planning Officer

039/23 PLANNING DECISIONS

There were 14 decisions for the period 1 June to 30 June, and 21 decisions for the period 1 July to 31 July on applications previously considered which are shown at Appendix A. Circulated.

040/23 PARKING FOR NUFFIELD HOLLY HOUSE HOSPITAL EMPLOYEES

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

County Cllr Vance explained the process of the parking permit bays application procedure.

The Committee gave information on how to apply for business permits and what different types of parking restrictions exist. Councillors explained the management should make contact with District Councillors to gain their support for an application.

The Parish in principal are in support of this and advised the hospital management to make the application to NEPP and be specific in the application regarding the areas and timings for business permit parking.

4 members of the public left at the end of this item.

041/23 PLANNING ITEMS OF CONCERN

a) Items of concern

It was brought to the Committee's attention that the planning application on Luxborough Lake has gone to Appeal. It was noted that the Parish Council was not consulted on this application.

Monkhams Allotments – The Committee were advised that there are occasions where the waste from the allotments is being put by the rubbish bin at the garages in Hornbeam Close. A request was made for the Clerk to contact the Chair of BH Leisure Gardens and ask what the arrangement is for their waste removal from the allotments.

The Committee was advised that the pathway from the Thames Water access path and the Bailey bridge to the Community Primary School is very overgrown. The grass is high and full of weeds. A request was made for the Clerk write to EFDC and request that this is all cut back before the new school term starts. The Committee also asked is this something that the Highway Rangers could attend to.

The Committee was advised that at the junction of Hurst Road/Loughton Way there is a bollard that has been knocked over and is on the grass verge. Also by the newsagents along Loughton Way, a concrete bollard has been removed and there is now a very large pothole.

The Committee was advised that at the end of Rous Road in the banjo area, there are now metal rods appearing in the road surface.

b) Items for next Agenda
None.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.27pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS JUNE

APPROVE WITH CONDITIONS

EPF/0631/23	36A Station Way	Change front of the garden into solid floor for drive way	
EPF/0622/23	18 Roding View	Re-submission of Ref No: EPF/2518/22; proposed two storey side/rear extensions incorporating conversion of an existing garage into a habitable space.	NO OBJECTION
EPF/0700/23 TPO	Toby Carvery, High Road	TPO/EPF/41/91 G1: Ash x 13, Oak x 2 – Crown lift to 5.2m from ground, as specified. T1-T3 & T30: Horse Chestnut – Crown lift to 5.2m from ground, as specified. T4-T14, T29 & T31: Lime – Crown lift to 5.2m from ground, as specified.	TREE WORDS
EPF/0958/23	Kings Court, Kings Avenue	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

APPROVE

EPF/0504/23	34 Chestnut Avenue	Prior approval for a 6.0m deep single storey rear extension, height to eaves 2.90m and maximum height 3.0m.	OBJECTION The Committee suggest the extension should be 4 meters and not 6, so it would be in line with the neighbours
EPF/1035/23	9 Fawn Heights, 36 Stage Lane	Confirmation of discharge of conditions 3,4,6,9,10 and 11 on EPF/2291/12 (Extension of time limit on EPF/0822/09 (Demolition of existing property and erection of 2 x 1 bedroom and 8 x 2 bedroom flats with underground parking) Allowed with Conditions on Appeal 4/3/10	
EPF/0864/23	72 Ardmore Lane	Single storey front porch and utility extension.	
EPF/1127/23	14 Broadfield Way	Non material amendment to EPF/0579/23 (Proposed extension and internal alterations.)	

REFUSE

EPF/0538/23	22 Westbury Lane	Erection of Ground Floor Rear Extension to square off the footprint of the property, Part Double Storey Rear Extension	NO OBJECTION
EPF/0854/23	210 Queens Road	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 neighbours Concerns around the clinical waste storage/removal on neighbours Not appropriate for the area
EPF/0645/23	Woodcote, Manor Road, Loughton	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/0719/23 TPO	Toby Carvery, High Road	TPO/EPF/41/91 T23: Lime – Fell and replace, as specified.	TREE WORDS

LAWFUL

EPF/0777/23 CLD	2 Forest Side	Certificate of Lawful development for proposed hip to gable roof extension, rear dormer and front rooflights in connection with loft conversion.	
EPF/1006/23 CLD	45 Walnut Way	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

EFDC PLANNING DECISIONS JULY

APPROVE WITH CONDITIONS

EPF/1149/23	4 The Windsors	Proposed garage conversion.	NO OBJECTION To remain ancillary to main dwelling and not to be a habitable room
EPF/1016/23	15 River Road	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
EPF/1038/23	3 Pentlow Way	New porch. Change in front side fenestration	NO OBJECTION
EPF/0737/23 TPO	26 Kings Avenue	TPO/EPF/20/82 T8: Silver Birch - Crown reduce by up to 2m, as specified. Crown thin, as specified.	TREE WORDS
EPF/1002/23	56 Roebuck Lane	Garage extension with pitched roof.	NO OBJECTION Request condition: To remain ancillary to the main dwelling
EPF/0785/23 TPO	Flat 71 Greenhill	TPO/EPF/12/91 T1: Sweet Chestnut – Crown reduce on road side by up to 2.5m, as specified. T2 & T3: 2 x Sweet Chestnut - Crown reduce by up to 1.5m, as specified.	TREE WORDS
EPF/1069/23	65 Ardmore Lane	Single storey rear extension	NO OBJECTION
EPF/1200/23	94 Queens Road	Ground floor Rear extension	NO OBJECTION

APPROVE

EPF/1213/23	15 Roebuck Lane	Non material amendment to EPF/2540/20 (Rear, side and first floor, part ground and part first floor extensions and a loft conversion with a new roof raising the ridge by 300mm and decking area).	
EPF/1186/23	2 Princes Road	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

APPROVED WITH CONDITIONS (Subject to S106 Legal Agreement)

EPF/0269/23	128 Princes Road	Conversion of the annex into a separate dwelling	NO OBJECTION
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		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 in-fill extension (to replace balcony area) Change of use of the two integral garages into habitable spaces Loft conversions, including raising ridge height of existing building, with box-dormer assemblies to the rear pitch of no. 128 Re-instating the stock brickwork finish to the front elevation.	
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/1098/23	71 Gladstone Road	Proposed two storey side and single storey rear extensions	NO OBEJCTION
EPF/1113/23	6 The Drive	Proposed two storey front and rear extensions and garage conversion.	NO OBJECTION

LAWFUL

EPF/1079/23 CLD	18 Roding View	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
EPF/1106/23 CLD	21 Luctons Avenue	Certificate of lawful development for a proposed single storey rear extension.	COMMENT Committee request the Planning Officer checks for compliance
EPF/1041/23 CLD	2 Briar Close	Certificate of lawful development for rear dormer.	NO COMMENT
EPF/1046/23 CLD	65 Ardmore Lane	Certificate of lawful development for a proposed roof dormer extension, front rooflights and single storey side extension.	NO COMMENT

NOT LAWFUL

EPF/1148/23 CLD	21 Luctons Avenue	Certificate of lawful development for	COMMENT Committee request
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		proposed 2 side dormers and 1 rear dormer in connection with a loft conversion.	the Planning Officer checks for compliance
EPF/1220/23 CLD	8 Russell Road	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

WITHDRAWN

EPF/1246/23	2 Princes Road	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
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