

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 14 SEPTEMBER 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 042/23 PRESENT

Cllrs: Mr R Kaul (Chair)  
Mrs J Forker-Clark  
Mr S Neville (Part)  
Mr M Vance  
Mr A Weinberg

Also present: 5 Members of the public

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

### 043/23 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr D Saunders and Mr S Heap.  
Cllr Mr S Neville would be leaving the meeting at 7.45pm

### 044/23 DECLARATIONS OF INTEREST

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

### 045/23 MINUTES

The minutes of the meetings held on 24 August 2023, circulated, were approved and the Chairman authorised to sign them.

### 046/23 PUBLIC PARTICIPATION

1 member of the public spoke to say how cross and upset she was that the appeal for the Land at Luxborough Lakes, Luxborough Lane, Chigwell was not on the agenda for tonight's meeting, as it significantly affects the residents of Buckhurst Hill. The Committee was advised that the Parish Council are not being consulted by EFDC on applications that are on the boundary of Buckhurst Hill. The Committee's comments are under Item of Concern.

*1 member of the public left at the end of this item*

2 members of the public spoke objecting to EPF/1931/23 – 15 Forest Edge.

1 member of the public spoke supporting EPF/1298/23 – 11 Queens Road.

1 member of the public spoke supporting EPF/1269/23 – 67 Queens Road.

### 047/23 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised the Committee of an email from a resident objecting to EPF/1733/23 – 210 Queens Road.

The Clerk advised the Committee of two emails from Chigwell residents objecting to EPF/1019/23 – Extension of the Car Boot Sale on Chigwell Rise.

The Clerk updated the Committee to say that the Buckhurst Hill Leisure Gardens had advised that it is the plot holders of the allotments responsibility to ensure they dispose of their waste appropriately. They have since written to the plot holders reminding them of this.

### 048/23 PLANNING APPLICATIONS

*EPF/1931/23 – 15 Forest Edge, EPF/1298/23 – 11 Queens Road and EPF/1269/23 – 67 Queens Road, were brought forward but for consistency are shown in their original listed order.*

### Planning List dated 25 August 2023

EPF/1298/23                      11 Queens Road  
IG9 5BZ  
The Conversion of a commercial property into self-contained residential units (4x1 bed/1 person flats) whilst maintaining the existing ground floor commercial unit, incorporating a two storey rear extension and second floor rear projection, a mansard roof extension with front and rear windows.  
**No objection**

*Cllr Neville left at the end of this item*

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EPF/1821/23                      1A Princes Way  
IG9 5DU  
Single storey side extension.  
**No objection**

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EPF/1777/23                      2 Princes Road  
IG9 5EG  
Variation of condition 2 `plan numbers of EPF/3043/20 (Proposed replacement of single dwelling with a new building comprising 2 commercial units and 7 fully accessible apartments (amended application to EPF/2378/19)).  
**No comment**

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EPF/1269/23                      67 Queens Road  
IG9 5BW  
Conversion of the existing first and loft floors into 3 x residential flats incorporating a change of use from office B1 to residential C3.  
**No objection**  
**The Committee request that the façade and windows are retained to match the existing character of the building**

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

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EPF/1733/23                      210 Queens Road  
IG9 5AX  
Change of use from C3 - Residential to E/e/ - Dental practice.  
**Objection**  
**The Committee's objection and comments remain:**  
**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/1813/23 CLD                      11 Cascade Road  
IG9 6DX  
Certificate of lawful development for a proposed single storey rear extension (3m), hip to gable loft conversion with rear dormer window, Juliet balcony and rooflights on the front.  
**No comment**

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### Planning List dated 1 September 2023

EPF/1914/23 TPO                      Amalfi  
19 Ardmore Lane  
Buckhurst Hill

IG9 5RY

TPO/EPF/02/00

T1: Cedar - Selective reduction of lower laterals by up to 2.5m, as specified. Shape to blend into crown, 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**

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**Planning List dated 8 September 2023**

EPF/1931/23

15 Forest Edge

Buckhurst Hill

IG9 5AD

Two storey part single storey extension, two storey part single storey rear extension.

**Objection**

**The development is overbearing and bulky**

**Loss of light to the neighbours**

**Impact of privacy on both of the neighbouring properties**

**The design is not that different to the two previously refused applications**

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

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EPF/1988/23

29 Luctons Avenue

Buckhurst Hill

IG9 5SG

Prior approval for a 4.30m deep single storey rear extension with flat roof, height to eaves 3.00m and maximum height of 3.55m.

**No comment**

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**049/23 PLANNING DECISIONS**

Due to time constraints this item will be on the next agenda.

**050/23 PLANNING ITEMS OF CONCERN**

a) Items of concern

The Committee are appalled and very concerned that the Parish Council are not being consulted on applications in neighbouring Parish. Two this evening is the Appeal for the Land at Luxborough Lakes, Luxborough Lane Chigwell and the Extension of the Car Boot Sale, Chigwell Rise, Chigwell. The Parish Council were not consulted on either of these and they both will have significant impact on the residents and the area. The Committee ask that the Clerk to write to EFDC.

The Committee were advised of a waste management survey that ECC have started. To encourage residents to have their say, it was suggested although it is on EFDC website could information be shared on the Parish Council's website and also if David Jackman could share on Everything Epping Forest website.

b) Items for next Agenda

None.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.11pm

Chairman .....

Date .....