

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 16 NOVEMBER 2023 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

051/23 **PRESENT**

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

Also present: 5 Members of the public

In attendance: Mrs L Petyt-Start (Clerk)

052/23 **APOLOGIES FOR ABSENCE**

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

053/23 **DECLARATIONS OF INTEREST**

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

Cllr Saunders declared a non-pecuniary interest in EPF/2225/23 as the applicant is known to him.

054/23 **MINUTES**

The minutes of the meetings held on 14 September 2023, circulated, were approved and the Chairman authorised to sign them.

055/23 **PUBLIC PARTICIPATION**

1 member spoke objecting to EPF/ 86 Westbury Lane explaining his properties would be overlooked and there would be a lack of privacy, detrimental impact upon his business due to noise

1 member of the public spoke supporting EPF 2305/23, EPF/2306/23, EPF/2304/35 and 2303/23– 128 Queens Road (representing the two owners present)

1 member explained to members the provisional plans for new church halls development at St John's

056/23 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

There were no communications.

057/23 **PLANNING APPLICATIONS**

EPF/2305/23 and EPF/2306/23 and EPF/2303/23 and EPF/2304/23– 128 Queens Road were brought forward but for consistency are shown in their original listed order.

Planning List dated 27 October 2023

EPF/2170/23 97 Epping New Road
Buckhurst Hill
IG9 5TQ
Change of Use from C3 Dwelling House to Sui-Generis HMO
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XXRo>
No objection
Members question potential additional noise and parking of the HMO

Concerns over amenity space

EPF/2226/23	38A Palmerston Road Buckhurst Hill IG9 5LW Dropped kerb. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XbZX No objection Highways to check plans
EPF/2317/23	49 Loughton Way Buckhurst Hill IG9 6AS Proposed ground floor rear extension, first floor side extension, internal alterations and all associated works. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XgnL No objection
EPF/2269/23	11A Loughton Way Buckhurst Hill IG9 6AE Erection of rear and side extension plus rear dormer roof extension to existing dwelling house, including demolition of existing extension. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xeg7 No objection
EPF/2297/23 TPO	Flat 17 Greenhill Buckhurst Hill IG9 5SH TPO/EPF/12/91 T37: Sycamore - Reduce to previous points, as specified. T38: Nootka Cypress - Fell, and replace, as specified. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xfml 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/2201/23 CLD	21 Luctons Avenue Buckhurst Hill IG9 5SG Certificate of Lawful Development for proposed loft conversion with side and rear dormers. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XZjA No comment

Planning List dated 3 November 2023

EPF/2225/23	Woodcote, Manor Road Loughton IG10 4RP Replacement of existing lodge with detached chalet style dwelling. Conversion and linking of two domestic barn buildings to create a single storey bungalow. https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XbZS No objection Concern regarding green belt
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Officer to check compliance

EPF/2319/23 2 Russell Road
Buckhurst Hill
IG9 5QJ
Erection of single storey rear/infill extension to the upper ground floor
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xh6P>
No objection

EPF/2305/23 CLD 128 Queens Road
Buckhurst Hill
IG9 5BJ
Certificate of lawful development for a proposed garden room.
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xg85>
Decision already taken

EPF/2306/23 CLD 128 Queens Road
Buckhurst Hill
IG9 5BJ
Certificate of lawful development for the proposed extension of existing cellar to increase roof height.
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xg8A>
No comment
Committee would like Officer to check compliance

Planning List dated 10 November 2023

EPF/2303/23 128 Queens Road
Buckhurst Hill
IG9 5BJ
Proposed rear light well and single storey rear extension.
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xg7v>
No objection
Committee would like Officer to check compliance

EPF/2103/23 DRC 91 Queens Road
Buckhurst Hill
IG9 5BW
Application for approval of details reserved by condition3 'External Materials', condition 4 'Superfast Broadband', condition 6'Contaminated Land', condition 7 'Surface Water Disposal', condition 12' Hard and Soft Landscaping', condition 13'Tree Protection Plan/Arboricultural Method Statement' and condition 14 'EVCP' on planning permission EPF/2472/20 (Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings)
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001XRvm>
No comment

EPF/2304/23 CLD 128 Queens Road
Buckhurst Hill
IG9 5BJ
Certificate of lawful development for proposed rear dormer to existing loft.
<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Xg80>
Decision already taken

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

058/23 PLANNING DECISIONS

Planning decisions for the period 1st to 30th September 2023, were noted.

059/23 PLANNING ENFORCEMENTS

The Clerk advised there had been no information received from EFDC on planning enforcement cases since February 2022.

059/23 PLANNING ITEMS OF CONCERN

- a) Items of concern
None
- b) Items for next Agenda
None.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.57pm

Chairman

Date