

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

060/23 PRESENT

Cllrs: Mr D Saunders (Vice Chair)
Mr H Berlin
Mr S Neville

In attendance: Mrs L Petyt-Start (Clerk)

061/23 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllrs: Mr R Kaul, Mrs J Forker-Clark, Mr A Sparrow, Mr K Williamson and Mr A Weinberg.

062/23 DECLARATIONS OF INTEREST

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

063/23 MINUTES

The minutes of the meetings held on 16 November 2023, circulated, were approved and the Chairman authorised to sign them.

064/23 PUBLIC PARTICIPATION

There was no public participation

065/23 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The clerk advised a communication had been received from EFDC that there is an appeal Against a Refusal for Albany Stud Farm, certificate of lawful development for existing building.

066/23 PLANNING APPLICATIONS

Planning List dated 17 November 2023

EPF/2484/23 TPO

Trinity Court
72-74 Westbury Lane
Buckhurst Hill
IG9 5PW
TPO/EPF/02/03

T1: Hornbeam - Crown reduce height of section nearest No 72-74 by up to 3m, as specified. Reduce lateral branches to clear building by 2m, as specified. Crown lift to 4m from ground level, 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/2440/23 CLD

48 Gladstone Road
Buckhurst Hill
IG9 5SW

Certificate of lawful development for conversion of garage to habitable room.

No Comment

EPF/2471/23 DRC	<p>2 Princes Road Buckhurst Hill IG9 5EG</p> <p>Application for approval of details reserved by condition 19 'Biodiversity Enhancement' 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)</p> <p>Committee notes this report should have been supplied prior to the development build. Members are concerned with the net loss of 55.47% and would like loss to be reduced with other measures in addition to credits</p>
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Planning List dated 24 November 2023 Page 1

EPF/2487/23	<p>26 Ormonde Rise IG9 5QQ</p> <p>Roof/loft extension/conversion with a raised ridge forming a new en-suite bedroom</p> <p>Objection</p> <p>Committee defers to Planning Officer but raises concern with the impact upon the neighbouring properties, in particular those lower down the gradient of the road. It notes there is a lack of description of the adjacent properties. Concerned the dormer is proposed as level with increased roof ridge.</p>
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EPF/2493/23	<p>1 Dene Road IG9 6BP</p> <p>Demolish uninhabitable annex/garage, single storey side and rear extension with new roof/loft structure</p> <p>Objection</p> <p>Out of keeping with street scene.</p> <p>Bulk and massing of development unsuitable for this property</p>
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EPF/2494/23	<p>11 Princes Way IG9 5DU</p> <p>Annexe</p> <p>Objection</p> <p>Overdevelopment of this site with concerns this is creating a separate dwelling, the negative impact upon neighbours, no additional parking available.</p>
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EPF/2502/23	<p>Garage Block west of 23, Pentlow Way Buckhurst Hill</p> <p>The retention of a new bin store which has been approved, following inspection by EFDC's Area Waste Manager. It provides additional waste storage capacity and will help in the separating the bin storage requirements of existing residents and the residents going into the new development (EPF/2021/20).</p> <p>No Objection</p>
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EPF/2544/23 TPO	<p>152 Princes Road IG9 5DW</p> <p>TPO/EPF/13/91 (Ref: A1)</p> <p>T1: Oak - Crown reduce height and lateral branches by up to 2.5m, as specified.</p> <p>BHPC recognise the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods</p> <p>The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree</p> <p>The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone</p>
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EPF/2522/23 DRC Albany Stud Farm
Epping New Road
IG9 5UA
Application for approval of details reserved by condition 8 'External materials' on planning approval EPF/0739/23 (Variation of condition 2 `plan numbers of EPF/2619/21 -Replacement dwelling and associated works, including security hut and access road)
No Comment

EPF/2530/23 CLD 3 Pentlow Way
IG9 6BZ
Certificate of lawful development for a proposed rear dormer with flat roof and roof light, and roof lights to front roof slope, in connection with a loft conversion.
No Comment
Committee Defers to Planning Officer to check if lawful

Planning List dated 24 November 2023 Page 2

EPF/2546/23 77B Palmerston Road
IG9 5NS
Prior approval for a 4.0m single storey rear extension with a mono pitched roof at maximum height of 3.5m and maximum eaves height of 2.5m
No Comment

EPF/2547/23 Block 2, Kings Court
Kings Avenue
IG9 5LU
Application for approval of details reserved by condition 11 'Regulation 77 of the Conservation of Habitats and Species Regulations 2017 (as amended) on planning permission EPF/1060/23 (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)
No Objection

Planning List dated 1 December 2023

EPF/2545/23 CLD 77B Palmerston Road
Buckhurst Hill
IG9 5NS
Certificate of lawful development for a proposed porch, garage conversion and outbuilding.
Outbuilding must not be used as dwelling
Committee Defers to Planning Officer to check if lawful

EPF/2572/23 DRC 98 Westbury Lane
Buckhurst Hill
IG9 5PW
Application for approval of details reserved by condition 3'Verification Report' on planning permission EPF/1539/23 (Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g) (i)) and 2no. one bedroom apartments)
No Comment

EPF/2576/23 DRC 7 Knighton Lane
Buckhurst Hill
IG9 5NH
Application for approval of details reserved by condition 5'Hard and Soft Landscaping' on planning permission EPF/1524/21 (Replacement dwelling)
No Comment

067/23 PLANNING ITEMS OF CONCERN

a) Items of concern

Street Light no 8 Thaxted Road is still out, the Clerk agreed to report again.

b) Items for next Agenda

Next meeting is 21st December, it should be considered if there will be quoracy

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.43pm

Chairman

Date