

BUCKHURST HILL PARISH COUNCIL

MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.11pm ON THURSDAY 25 JANUARY 2024 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

068/23 PRESENT

Cllrs: Mr D Saunders (Vice Chair)
Mr H Berlin
Mrs J Forker-Clark
Mrs A Sparrow
Mr K Williamson

In attendance:

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

069/23 APOLOGIES FOR ABSENCE

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

070/23 DECLARATIONS OF INTEREST

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

071/23 MINUTES

The minutes of the meetings held on 7 December 2023, circulated, were approved and the Chairman authorised to sign them.

072/23 PUBLIC PARTICIPATION

There was no public participation

073/23 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised an email had been received from ECC regarding parking restrictions that will be implemented at Pentlow Way.

The Clerk advised an email had been received from EFDC today advising that there is an Appeal against a refusal at 179 Queens Road.

074/23 PLANNING APPLICATIONS

Planning List dated 5 January 2024

EPF/2557/23 4 Lower Queens Road
Buckhurst Hill
IG9 6DL
Installation of kitchen extraction system and 1 condenser unit and rear (Retrospective)
The Committee refer to the Environmental team for consideration

EPF/2799/23 27 Forest Edge
Buckhurst Hill
IG9 5AD
Demolition of existing conservatory, erection of single storey rear extension, partial depth side extension, and loft conversion with dormer, internal alterations and associated works.
Objection
Concerns with the height of rear extension
The side extension appears to have two front doors and committee questions why there is a hallway leading to the utility room.

Planning List dated 12 January 2024

EPF/2783/23 55 Princes Road
Buckhurst Hill
IG9 5DZ
The proposed works is to subtly amend the existing building with ground floor extension at the rear side to provide additional space for the family home at 55 Princes Road.
No objection

EPF/0012/24 CLD Buckhurst Hill County Primary School
Lower Queens Road
Buckhurst Hill
IG9 6DS
Certificate of lawful development for proposed replacement of existing single glazed windows and window walling.
The Committee are very supportive of this application for the improvements to the school and for the welfare of the children

EPF/0025/24 CLD 9 Forest Side
Buckhurst Hill
IG9 5SL
Certificate of lawful development for a proposed hip to gable and rear dormer in connection with a loft conversion.
The Committee request Planning Officer to check compliance

Planning List dated 19 January 2024

NO PLANNING APPLICATIONS TO CONSIDER

075/23 PLANNING DECISIONS

There were 17 decisions for the period 1 November to 30 November, and 15 decisions for the period 1 December to 31 December on applications previously considered which are shown at Appendix A. Circulated.

076/23 PLANNING ITEMS OF CONCERN

- a) Items of concern
Block of flats in Hornbeam Road that has not had any maintenance or repairs for many years and is in a bad state of repair. It was advised that EFDC will soon be carrying out stock condition surveys.
It was reported that at Hazel Close that there has been fly tipping at the bin that has been installed, the excess rubbish has been there for quite a while. It was requested if this could be reported to Environmental Team at EFDC.
- b) Items for next Agenda
Appeal at 179 Queens Road

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.52pm

Chairman

Date

APPENDIX A

EFDC PLANNING DECISIONS November

APPROVE WITH CONDITIONS

EPF/2101/23	11 Cascade Road	Single storey rear extension, hip to gable roof extension and loft conversion with rear dormer window, Juliet balcony and front roof-lights.	
EPF/2269/23	11A Loughton Way	Erection of rear and side extension plus rear dormer roof extension to existing dwellinghouse, including demolition of existing extension.	NO OBJECTION
EPF/1060/23	Block 2, Kings Court Kings Avenue	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	STRONG OBJECTION The bulk and mass of the development is out of keeping with the street scene Unacceptable loss of amenity on the neighbours Impact on highway safety Loss of light and overlooking on the neighbours
EPF/2161/23 TPO	Flat 1, 1-3 Queens House, Kings Avenue	TPO/EPF/24/98 (Ref: T1) T1: Lime - Re-pollard to previous points, as specified.	TREE WORDS
EPF/2202/23	185 Princes Road	Single storey rear extension and raised rear patio.	

APPROVE

EPF/0230/22 DRC	Land and Garages to the rear of 2 -12 Hornbeam Road (Hornbeam Close Site B)	Application for approval of details reserved by conditions 8 and 9 Remediation Verification report on EPF/0215/16 (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping.)	NO COMMENT
EPF/2041/23 DRC	Albany Stud Farm, Epping New Road	Application for approval of details reserved by condition 4 'Construction Method Statement' on planning permission EPF/2619/21 (Replacement dwelling and associated works, including security hut & access road)	Case officer to check compliance with existing permission

REFUSE

EPF/2002/23	202 Forest Edge	Subdivision of the	OBJECTION
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		existing residential site, with the construction of an L-shaped bungalow on the eastern portion of the site, continuing the established architecture of the street scene.	Concern with proximity of railway line boundary Back garden development Highway safety from entering/exiting vehicles with lack of visibility splay due to bend in road and road levels over bridge
EPF/2091/23	6 The Drive	Proposed two storey front and rear extensions and garage conversion.	?? Check
EPF/2086/23	1 The Cedars	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 Loss of amenity to adjoining neighbours Out of keeping with adjacent properties Under provision of parking Noise to adjoining neighbour through party wall The development does not meet the City of London requirements for development to be 400 metres from the forest The Committee's comments from the previous application remain: 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
EPF/2824/22	72 High Road	Proposed roof redesign to previous approval (EPF/0867/22) Incorporating a hip to gable and rear dormer (as approved under PD - EPF/1046/22).	OBJECTION Various applications for this property incrementally increasing Hip to gable was previously not accepted so original objection stands

LAWFUL

EPF/2305/23 CLD	128 Queens Road	Certificate of lawful	DECISION ALREADY
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		development for a proposed garden room.	TAKEN
EPF/2105/23 CLD	11A Loughton Way	Certificate of lawful development for proposed single storey rear and side extensions. Erection of a rear dormer roof extension. Demolition of existing garage and existing side/rear extensions.	NO COMMENTS
EPF/2206/23 CLD	10 Princes Road	Certificate of Lawful Development for proposed construction of hip-to-gable roof and loft conversion.	

NOT LAWFUL

EPF/1998/23 CLD	Albany Stud Farm, Epping New Road	Certificate of lawful development for existing use of building known as security hut as separate dwelling.	STRONG OBJECTION Green Belt development and affects openness Not allocated in the Local Plan for residential development and no benefits outweighing the harm caused Dates of purported residential use do not appear consistent throughout the comments Increased traffic due to permanent residential use
EPF/2304/23	128 Queens Road	Certificate of lawful development for proposed rear dormer to existing loft.	DECISION ALREADY TAKEN

SPLIT

EPF/2012/23	17 North End	Application for approval of details reserved by condition 3 'Cross sections & elevations showing site levels', condition 4 'Hard & Soft Landscaping', condition 5 'Details of parking', condition 9 'Surface Water Disposal', condition 10 'Water Efficiency Calculations' and Condition 12 'Ecological Enhancement Statement' on planning permission EPF/2602/18 (Proposed new two storey end of terrace dwelling).	NO OBJECTION
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EFDC PLANNING DECISIONS December

APPROVE WITH CONDITIONS

EPF/2317/23	49 Loughton Way	Proposed ground floor rear extension, first floor side extension, internal alterations and all associated works.	No objection
EPF/2226/23	38A Palmerston Road	Dropped kerb.	No objection Highways to check plans
EPF/2297/23 TPO	Flat 17, Greenhill	TPO/EPF/12/91 T37: Sycamore - Reduce to previous points, as specified. T38: Nootka Cypress - Fell, and replace, as specified.	TREE WORDS
EPF/2319/23	2 Russell Road	Erection of single storey rear/infill extension to the upper ground floor	No objection

APPROVE

EPF/2775/22 DRC	2 Princes Road	Application for Approval of Details reserved by condition 10"contamination report" for EPF/3043/20. (Proposed replacement of a single dwelling with a new building, consisting of 2 commercial units & 7 fully accessible apartments (Amended application to EPF/2378/19)	No objection
EPF/2576/23 DRC	7 Knighton Lane	Application for approval of details reserved by condition 5'Hard and Soft Landscaping' on planning permission EPF/1524/21 (Replacement dwelling)	No comment
EPF/2572/23 DRC	98 Westbury Lane	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/2522/23 DRC	Albany Stud Farm, Epping New Road	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/2471/23 DRC	2 Princes Road	Application for approval	Committee notes this

		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)	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.
EPF/2684/23	14 Broadfield Way	Non Material Amendment to EPF/1127/23 - Non material amendment to EPF/0579/23 (Proposed extension and internal alterations.)	

LAWFUL

EPF/2306/23 CLD	128 Queens Road	Certificate of lawful development for the proposed extension of existing cellar to increase roof height.	No comment Committee would like Officer to check compliance
EPF/2201/23 CLD	21 Luctons Avenue	Certificate of Lawful Development for proposed loft conversion with side and rear dormers.	No comment

NOT REQUIRED

EPF/2546/23	77B Palmerston Road	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
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WITHDRAWN

EPF/0741/23	Hornbeam Close	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
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			<p>No occupancy rate has been carried out for the garages</p> <p>This development will result in a reduced quality of life for existing residents in terms of stress on surrounding green spaces</p> <p>Many residents attended the Planning & Environment Committee meeting held on 13 July to strongly object to this application</p>
EPF/2170/23	97 Epping New Road	Change of Use from C3 Dwelling House to Sui-Generis HMO	<p>No objection</p> <p>Members question potential additional noise and parking of the HMO</p> <p>Concerns over amenity space</p>