

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 16 JULY 2020 VIA ZOOM

### 043/20 PRESENT

Cllrs: Mr B Nagpal (Chairman)  
Mr K Williamson  
Mr J Barkham  
Mr S Clark  
Mrs J Forker-Clark

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

Press: David Jackman

Prior to the start of the meeting, the Chairman extended his thanks to all the members of this Committee for their assistance in making sure they got through a substantial Agenda for the previous meeting so that the meeting following could commence on time.

### 044/20 APOLOGIES FOR ABSENCE

There were no apologies for absence.

### 045/20 DECLARATIONS OF INTEREST

There were no declarations of interest from Members in any item on the agenda.

### 046/20 MINUTES

The minutes of the meeting held on 2 July 2020, circulated, were approved and the Chairman authorised to sign them.

### 047/20 PUBLIC PARTICIPATION

There was no public participation.

### 048/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Email from resident objecting to EPF/1289/20 – 37 Fairlands Avenue

Email from EFDC with regards to an appeal 46 Russell Road.

Letter from EFDC with regards to Spice Kitchen, 151 Queens Road renewing their licence.

It was brought to the committee attention that the Luxborough Way footbridge is going to be replaced and the works will now take a lot longer to complete, and a pedestrian footway is to be introduced. The Clerk advised that she would arrange for notices to be displayed in the Parish noticeboards.

### 049/20 PLANNING APPLICATIONS

#### Planning List dated 3 July 2020

EPF/1289/20	37 Fairlands Avenue Buckhurst Hill IG9 5TF Proposed two storey side extension and loft conversion with remodelling of the garage. <b>Objection</b> <b>Detrimental to the street scene with the symmetry of the garages</b> <b>Lack of sufficient elevation drawings makes it difficult to properly look at this application</b>	Mr Richard Fish
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EPF/1303/20 126 Forest Edge Mr K Chessher  
Buckhurst Hill  
IG9 5AD  
Proposed alteration of side extension roof from a flat to a pitched roof with a gable end. (Revised application to EPF/0687/20).  
**Objection**  
**There is minimum amount of change to the previous refused application to negate the objection of the terracing effect**

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EPF/1321/20 164 Princes Road Stuart Heard  
Buckhurst Hill  
IG9 5DJ  
Proposed ground floor side infill, first floor rear extension, floor plan redesign and all associated works.  
**No objection**  
**Concerns though over possible light pollution from the ground floor**

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EPF/1326/20 CLD 68 Ardmore Lane Mr Barry Macavoy  
Buckhurst Hill  
IG9 5SA  
Application for a Certificate of Lawful Development for a Proposed loft conversion with front roof light and a rear dormer with Juliet balcony.  
**No comment**

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EPF/1328/20 CLD 22 Woodside Dr Shanti Velmurugan  
Buckhurst Hill  
IG9 5DR  
Application for a Lawful Development Certificate for a Proposed single storey rear extension.  
**No comment**

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**Planning List dated 10 July 2020**

EPF/1426/20 TPO 1 The Laurels Carringtons  
Palmerston Road  
Buckhurst Hill  
IG9 5NT  
TPO/EPF/20/82  
T1: Cedar - Crown reduce height, as specified.  
Reduce laterals, as specified, to give 1.5m clearance from building.  
**BHPC recognises 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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EPF/1350/20 6 Yew Close Vish Hirani  
Buckhurst Hill  
IG9 6BB  
Proposed single storey rear extension with internal alternations & a roof light, change of use of garage into a habitable space, new porch, new rear annexe with landscaping.  
**Objection**  
**Dining and living rooms are habitable rooms and do not have any ventilation or natural light.**  
**The rear annexe should not be used as a habitable room.**

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EPF/1404/20 5 Hurst Road Mr Matt Summers  
Buckhurst Hill  
IG9 6AB  
Proposed loft extension & raising the ridge by 300mm. (Revised

application to EPF/0225/20).

**No objection**

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EPF/1405/20	7 Hurst Road Buckhurst Hill IG9 6AB Proposed loft extension & raising the ridge by 300mm. (Revised application to EPF/0226/20). <b>No objection</b>	Mr Gary Hooper
EPF/1406/20	51 Forest Edge Buckhurst Hill IG9 5AE Proposed two storey side extension, single storey rear extension and hip to gable loft conversion. <b>No objection</b>	Ms Wendy Bishop
EPF/1411/20	42 Scotland Road Buckhurst Hill IG9 5NR Side and rear extension two storey. Renovation of internal layout & landscaping to side garden. <b>Objection</b> <b>Incongruous to the house and neighbouring properties and would have negative impact on the street scene</b> <b>If the hedges were to be removed there would be an issue with overlooking and loss of privacy for the house and properties in Westbury Road</b> <b>Concerns over introduction of a roof terrace</b>	Mr Andrew Elder
EPF/1370/20 CLD	8 River Road Buckhurst hill IG9 6BS Application for a Certificate of Lawful Development for a Proposed hip to gable & rear dormer loft conversion. <b>No comment</b>	Mr Omer Saadet

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**050/20 PLANNING DECISIONS**

There were no decisions on planning applications from EFDC.

**051/20 PLANNING ENFORCEMENT**

There were 3 open cases and 9 closed cases of alleged breaches for the period from 1 June to 30 June 2020 of planning control from EFDC. Circulated.

**052/20 PLANNING ITEMS OF CONCERN**

a) Items of concern

The meeting was advised that there are going to be significant changes introduced to the planning law. Just some of the changes will be that Change of Use will no longer require planning permission, Builders will not require permission to demolish and rebuild properties that have been vacant for some time and blocks of flats will be able to be built up by 2 floors.

At present it is not quite clear what the consultation on the white papers will consist of. It was agreed it may be necessary for this Committee to arrange to set up a Planning & Environment Working Group.

Concerns were raised that Il Bacio has now been turned into a barbers and coffee shop, as such it has changed from A3 restaurant to A1 Shops use. It was noted that this restaurant previously had an application refused for an outside area.

The Clerk will raise a query with EFDC Enforcement as this appears to be a breach of planning.

b) Items for next Agenda

There were no items for the next Agenda

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.53pm

Chairman .....

Date .....