

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 19 NOVEMBER 2020 VIA ZOOM

### 133/20 PRESENT

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

Also present: 1 Member of the public

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

Press: David Jackman

### 134/20 APOLOGIES FOR ABSENCE

There were no apologies for absence.

### 135/20 DECLARATIONS OF INTEREST

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

### 136/20 MINUTES

The minutes of the meeting held on 5 November 2020, circulated, were approved and the Chairman authorised to sign them.

### 137/20 PUBLIC PARTICIPATION

1 member of the public spoke objecting to EPF/2378/20 – 19 Loughton Way.  
The member of the public also spoke supporting EPF/2407/20 – 6 Crown Close, Brook Road.

### 138/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

There were no communications to report.

### 139/20 PLANNING APPLICATIONS

*EPF/2378/20 – 19 Loughton Way and EPF/2407/20 – 6 Crown Close, Brook Road were brought forward but for consistency are recorded in their original listed order.*

#### Planning List dated 6 November 2020

EPF/2396/20 TPO	40 Princes Road Buckhurst Hill IG9 5EE TPO/EPF/09/06 T1: Lime - Crown reduce height and laterals, as specified. <b>BHPC recognises the importance of trees to our environment and the unique contribution they make to the visual landscape of our neighbourhoods</b> <b>The Committee therefore supports appropriate treatments designed to enhance and conserve a significant tree</b> <b>The Committee therefore defers to the District Council's arboriculturalist unless the application rests on the issue of visual amenity alone</b>	Mrs Boyle
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EPF/2349/20	3 Amberley Road Buckhurst Hill IG9 5QW Proposed single storey ground floor extension. <b>No objection</b>	Ms Joanna Smith
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EPF/2368/20                      8 Roding View                      Mr Russell Fraser  
Buckhurst Hill  
IG9 6AQ  
Part single storey and part two storey side extension, part single storey and part two storey rear extension, garage conversion and replacement porch (Revised application to EPF/1138/20).  
**Objection**  
**The fragmented design of the development is detrimental to the street scene**

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EPF/2378/20                      19 Loughton Way                      Mr Henrik Premasundaram  
Buckhurst Hill  
IG9 6AE  
Proposed single storey side & rear extension.  
**No objection**

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EPF/2407/20                      6 Crown Close                      Mr Anil Panchal  
Brook Road  
Buckhurst Hill  
IG9 5FE  
Proposed part conversion of a detached garage.  
**No objection**  
**But concerns over building control safety having a garage door directly into living accommodation**  
**The building should not become a separate dwelling in the future**

*1 member of the public left the meeting at the conclusion of this item*

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EPF/1907/20 CLD                      33 Starling Close                      Mr Parjam Zolfaghari  
Buckhurst Hill  
IG9 5TN  
Certificate of lawful development for proposed hip to gable roof extension and rear dormer in connection with a loft conversion and front roof lights.  
**No comment**

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**Planning List dated 13 November 2020**

EPF/2442/20                      179 Queens Road                      Mr R Hopkins  
Buckhurst Hill  
IG9 5AZ  
Ground floor rear extension (Revised application to EPF/0842/20)  
**Objection**  
**Overdevelopment of site**  
**Out of keeping design for intended use, design of office looks more residential**  
**Lack of parking, although development is close to car park, the committee notes Westbury Lane is already a heavily congested road and pressurised for parking**  
**Noting the previous two storey scheme and its dismissal the committee would expect a restriction that any future development may not be changed to a two storey or residence**  
**Lack of bin storage**

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EPF/2455/20                      24 Farm Way                      Mrs Sharanjit Rehill Vipani  
Buckhurst Hill  
IG9 5AH  
Single storey rear extension.  
**No objection**

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EPF/2490/20                      13 Roding Lane                      Mr Alisina Majlessi  
Buckhurst Hill  
IG9 6BJ

**140/20 PLANNING DECISIONS**

There were 11 decisions for the period 1 October to 31 October 2020, on applications previously considered which are shown at Appendix A. Circulated.

**141/20 PLANNING ITEMS OF CONCERN**

a) Items of concern

The Committee were informed of recent fly tipping near Hornbeam Close. Two double mattresses have been dumped by the garages that are in use. Fridge has been dumped in Oak Rise. These have previously been reported to EFDC.

The footpath sign is still lying on the ground by the Hornbeam Close noticeboard. This has been reported previously to Highways.

The footpath over the railway line on the Forest Edge side has vegetation encroaching onto the footpath, this is to be reported to Highways.

It was reported that there is a large pot hole in Lower Queens Road near Cascade Road.

The Committee were informed that there are four separate fly tipping of electrical goods along Roding Lane from BH Football Club to David Lloyd. These have been reported to EFDC.

The Committee were advised that the recycling bottle banks have recently been changed from being collected altogether to a separate collection. This seems a very expensive system to operate.

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 7.54pm

Chairman .....

Date .....

**APPENDIX A**

**EFDC PLANNING DECISIONS 1 October to 31 October 2020 for P&E 19/11/2020**

**Delegated Cases**

**GRANT PERMISSION**

EPF/1683/20	57 Ardmore Lane	Single storey rear and wrap around side extension	<b>NO OBJECTION</b>
EPF/1823/20	Land and Garages rear of 54-60 Hornbeam Road (Bourne House)	Variation to condition 2 'Plan Numbers' on EPF/0213/16 (Demolition of garages and replacement with 2 x 3 bed two storey affordable homes with 5 parking spaces and associated landscaping) to allow alternative vehicle parking and turning area.	<b>COMMENT – Concerns that the turning circle is a potentially insufficient space and defer back to the planning officer to examine this application</b>
EPF/1825/20	Land and Garages to the rear of 30-34A Hornbeam Road (adj Hornbeam House) Hornbeam Road	Variation to condition 2 'Plan Numbers' on EPF/0234/16 (Demolition of garages and replacement with 2 X 2 bed two storey affordable homes with 10 parking spaces and associated landscaping) to allow for alternative parking and turning area.	<b>COMMENT – Concerns that the turning circle is a potentially insufficient space and defer back to the planning officer to examine this application</b>
EPF/1878/20	27 Roding View	Demolition of existing conservatory and erection of two storey side extension and single storey rear.	<b>NO OBJECTION</b>
EPF/1976/20	16 Farm Way	Demolition of an existing conservatory and replacement with a single storey rear extension (Revised application to EPF/1208/20).	<b>NO OBJECTION</b>
EPF/1691/20 TPO	67E Palmerston Road	TPO/EPF/18/11 T1: Wellingtonia – Reduce height by up to 5m, as specified.	<b>TREE WORDS</b>

**LAWFUL**

EPF/1775/20 CLD	40 Russell Road	Application for a Certificate of Lawful Development for a Proposed loft conversion.	<b>COMMENTS – Concerns with overlooking onto neighbouring properties on the road behind</b>
EPF/1897/20 CLD	16 Victoria Road	Certificate of lawful development for proposed roof extension and rear dormer in connection with a loft conversion.	<b>NO COMMENT</b>

**PRIOR APPROVAL NOT REQUIRED**

EPF/1958/20 PDE	16 Victoria Road	Application for Prior Approval for a Proposed	<b>NO COMMENT</b>
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		Larger Home Extension measuring 6.00 metres, height to eaves of 2.80 metres & a maximum height of 2.90 metres.	
EPF/1959/20 PDE	138 Buckhurst Way	Application for Prior Approval for a Proposed Larger Home Extension measuring 4.00 metres, height to eaves of 2.90 metres & a maximum height of 3.95 metres.	<b>NO COMMENT</b>

**DETAILS APPROVED**

EPF/1964/20 DRC	Land and Garages to rear of 2-12 Hornbeam Road (Hornbeam Close Site B)	Application for Approval of Details Reserved by Condition 4 "hard and soft landscaping" for EPF/0215/16. (Demolition of garages and replacement with 3X 3 bed two storey affordable houses with 7 parking spaces and associated landscaping).	<b>COMMENT – The Committee defers this application back to the Planning Officer</b>
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