

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.01pm ON THURSDAY 5 NOVEMBER 2020 VIA ZOOM

**123/20 PRESENT** Cllrs: Mr B Nagpal (Chairman)  
Mr J Barkham  
Mr S Clark  
Mrs J Forker-Clark

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

**124/20 APOLOGIES FOR ABSENCE**  
There were apologies for absence from Cllr Mr K Williamson.

**125/20 DECLARATIONS OF INTEREST**  
Cllrs Mr S Clark and Mrs J Forker-Clark declared non-pecuniary interests in Agenda Item 6, EPF/2391/20 – 32 Hurst Road

**126/20 MINUTES**  
The minutes of the meeting held on 22 October 2020, circulated, were approved and the Chairman authorised to sign them.

**127/20 PUBLIC PARTICIPATION**  
There was no public participation.

**128/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS**  
Anonymous letter with a complaint regarding 182 Queens Road, Il Bacio

**129/20 PLANNING APPLICATIONS**  
*EPF/2214/20 – 7 Knighton Lane was brought forward but for consistency is recorded in its original listed order.*

**Planning List dated 23 October 2020**

EPF/2252/20 TPO	36 Russell Road Buckhurst Hill IG9 5QE TPO/EPF/07/74 (Ref: A1) T1 & T2: 2 x Horse Chestnut, T3 & T4: 2 x Ash - Crown reduce to previous points, 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>	Aylott
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EPF/2200/20 CLD	39 Palmerston Road Buckhurst Hill IG9 5PA Application for a Certificate of Lawful Development for Existing use of a semi-detached house used as an HMO for proposed minor internal changes. <b>Comment</b> <b>Based on the drawings there are insufficient bathrooms and WC provision for the number of people who will be living in the property</b> <b>Insufficient parking</b> <b>Inappropriate development for this vicinity</b>	Haydar Ulus
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EPF/2262/20                      31 Farm Way                      Mr Shamim Ahmed  
Buckhurst Hill  
IG9 5AH  
Proposed two storey rear extension, increase roof height and front elevation alteration.  
**No objection**  
**But concerns that on the East side elevation there will be overlooking to neighbouring properties**  
**Should the scheme go ahead the glass should be obscured for privacy**  
**From the West side elevation there will be light pollution to the wildlife in the forest**

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EPF/2213/20 CLD                7 Knighton Lane                      Dr Nabil Kibriya  
Buckhurst Hill  
IG9 5HH  
Application for a Certificate of Lawful Development for a Proposed ground floor rear, flat roof extension.  
**No comment**

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EPF/2384/20 PDE                24 Farm Way                      Mrs Sharan Rehill  
Buckhurst Hill  
IG9 5AH  
Application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 4.50 metres, height to eaves of 3.00 metres & a maximum height of 4.00 metres.  
**Comment**  
**The Committee defers this application to the Planning Officer to determine if approval is required**

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EPF/2391/20 PDE                32 Hurst Road                      Mrs Jo Heller  
Buckhurst Hill  
IG9 6AB  
An application to determine if Prior Approval is required for a proposed Larger Home Extension measuring 7.40 metres, height to eaves to 3.00 metres & a maximum height of 4.00 metres.  
**Comment**  
**The Committee defers this application to the Planning Officer to determine if approval is required**

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**Planning List dated 30 October 2020**

EPF/2214/20 PN                      7 Knighton Lane                      Dr Nabil Kibriya  
Buckhurst Hill  
IG9 5HH  
Application to determine if Prior Approval is required for a Proposed Enlargement of a Dwelling house by construction of additional storeys. (Proposed first floor additional storey on top of the existing house footprint).  
**Objection**  
**Concerned with loss of a bungalow**  
**The design is totally out of character with the street scene**  
**Incongruent specifically the glazing of the development**

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EPF/2278/20                      96 Rous Road                      Mrs Shelley Warren  
Buckhurst Hill  
IG9 6BT  
Demolition of existing side extension. New single storey, wrap around side and rear extension.  
**No objection**

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EPF/2447/20                      Holly End                      Mr Antony Mensah  
29 Holly Close  
Buckhurst Hill  
IG9 6HT  
Retention of a timber security fence above existing brickwork

boundary wall.  
**No objection**

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EPF/2339/20 CLD      16 Victoria Road      Ms Silvia Anguelova  
Buckhurst Hill  
IG9 5ES  
Application for a Lawful Development Certificate for a Proposed  
single storey rear extension.  
**No comment**

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EPF/2269/20 PDE      12 Chestnut Avenue      Mr & Mrs Akhtar  
Buckhurst Hill  
IG9 6EW  
Application to determine if Prior Approval is required for a  
proposed Larger Home Extension measuring 5.00 metres, height  
to eaves of 2.47 metres & a maximum height of 4.00 metres.  
**Comment**  
**The Committee defers this application to the Planning Officer  
to determine if approval is required**

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**130/20 PLANNING DECISIONS**

There were 20 decisions for the period 1 September to 30 September 2020, on applications previously considered which are shown at Appendix A. Circulated.

**131/20 PLANNING ENFORCEMENT**

There was 1 opened case and 3 closed cases of alleged breaches for the period of 1 August to 31 August, 1 opened case and 5 Closed cases of alleged breaches for the period of 1 September to 30 September, 2 opened cases and 9 closed cases of alleged breaches for the period of 1 October to 31 October, of planning control from EFDC. Circulated.

**132/20 PLANNING ITEMS OF CONCERN**

a) Items of concern

It was noted that this Committee had previously raised concerns regarding Il Bacio, and this was reported to Enforcement at EFDC, and there was no breach of enforcement at the premises.

It was noted again that the footpath sign at Hornbeam Road garages has still not been repaired, this has been reported to Essex Highways previously.

It was reported that a fridge has been fly tipped on Oak Rise, this will be reported to EFDC.

The Committee noted that Forest Place was not on the list of Enforcements that had been circulated and would like to receive an update. The Clerk will follow this matter up.

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 7.55pm

Chairman .....

Date .....

**APPENDIX A**

**EFDC PLANNING DECISIONS 1 September to 30 September 2020 for P&E 05/11/2020**

**Delegated Cases**

**GRANT PERMISSION**

EPF/0976/20	32 Forest Edge	Proposed single storey side and rear extension and steps down to the rear garden.	<b>NO OBJECTION</b> The drawings appear to be different from the present street view, therefore not representing existing elevations accurately.
EPF/1459/20	29 The Windsors	Proposed rear double garage.	<b>NO OBJECTION</b> But any further change from a garage to a dwelling requires further planning permission
EPF/1481/20	54 Loughton Way	Proposed single storey side extension.	<b>NO OBJECTION</b>
EPF/1505/20	74 Chestnut Avenue	Proposed single storey rear extension.	<b>NO OBJECTION</b>
EPF/1519/20	12 Woodside	Proposed single storey rear extension.	<b>NO OBJECTION</b>
EPF/1529/20	31 Loughton Way	Single storey side conservatory.	<b>NO OBJECTION</b> But concerned with possible light pollution to neighbour
EPF/1536/20	1 Church Road	Single storey rear/side extension following partial demolition of an existing rear conservatory & porch.	<b>NO OBJECTION</b>
EPF/1539/20	55 Walnut Way	Ground & first floor side and rear extensions inclusive of a rear loft dormer. (Revised application to EPF/0429/20).	<b>NO OBJECTION</b>
EPF/1571/20	9 Stradbroke Grove	Proposed two storey side extension, single storey rear extension and rear first floor pitched roof dormer. (Reduced development from consent EPF/2967/19).	<b>No objection with extension</b> But previous approved application had a number of steps down to garden Because of the topography of the land the drawings for the new scheme show the patio to be level and would form a platform over the garden.
EPF/1579/20	70 Rous Road	Single storey rear extension and loft conversion with rear dormer and Juliet balcony.	<b>NO OBJECTION</b>
EPF/1674/20	45 Knighton Lane	Single storey infill front extension.	<b>NO OBJECTION</b>

EPF/1426/20 TPO	1 The Laurels Palmerston Road	TPO/EPF/20/82 T1: Cedar – Crown reduce height, as specified. Reduce laterals, as specified, to give 1.5m clearance from building.	<b>TREE WORDS</b>
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**REFUSE PREMISSION**

EPF/0888/20	2 Walnut Way	Proposed new detached house within the curtilage of the property.	<b>OBJECTION</b> <b>Overdevelopment of site</b> <b>Completely out of keeping with the street scene would have detrimental impact on existing properties in the vicinity</b> <b>Agree with opinion of Essex Highways that development would pose significant dangerous risk at this junction</b>
EPF/1105/20	7 Knighton Lane	Proposed loft conversion and ground floor rear extension. (Revised application to EPF/2519/19).	<b>STRONG OBJECTION</b> <b>Out of keeping with street scene</b> <b>Out of character and detrimental to the street scene with its unsympathetic design</b> <b>Concerns over loss of a bungalow</b>
EPF/1551/20	80 High Road	Proposed rear dormer	<b>NO OBJECTION</b>

**LAWFUL**

EPF/1468/20 CLD	66 Ardmore Lane	Application for a Certificate of Lawful Development for a Proposed loft conversion.	<b>NO COMMENT</b>
EPF/1610/20 CLD	34 Forest Edge	Application for a Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and Juliet balcony.	<b>NO COMMENT</b>

**NOT LAWFUL**

EPF/1631/20 CLD	66 Roding View	Application for a Certificate of Lawful Development for a proposed hip to gable loft conversion, rear dormer with Juliet balcony and front rooflights.	<b>NO COMMENT</b>
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**PRIOR APPROVAL NOT REQUIRED**

EPF/1767/20 PDE	19 Chestnut Close	Application for Prior Approval for a Larger Home Extension measuring 4.50 metres,	<b>NO COMMENT</b>
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		height to eaves of 3.00 metres & a maximum of 3.00 metres.	
EPF/1902/20 PDE	11 Princes Road	Prior approval for a 3.35 metre deep single storey rear extension, height to eaves 2.94 and overall height of 3.00 metres.	<b>NO COMMENT</b>

DRAFT