

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.00pm ON THURSDAY 4 MARCH 2021 VIA ZOOM

### 197/20 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 (Clerk)  
Mrs L Tettmar (Admin & Finance Assistant)

### 198/20 APOLOGIES FOR ABSENCE

There were no apologies for absence.

### 199/20 DECLARATIONS OF INTEREST

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

### 200/20 MINUTES

The minutes of the meeting held on 18 February 2021, circulated, were approved and the Chairman authorised to sign them.

### 201/20 PUBLIC PARTICIPATION

There was no public participation.

### 202/20 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

Email from resident objecting to EPF/0235/21 – 4 A Albert Road.

The Clerk advised the meeting that she had received a response from EFDC regarding the COVID-19 banners that have been put on lamp posts in the Parish. The decision was made to display them in areas with a higher footfall, being Queens Road, Loughton High Road, Loughton Broadway, Epping High Street Ongar High Street and Sun Street Waltham Abbey.

The Clerk updated the meeting that she had had a Zoom meeting with Paul Messenger from Studio 3 who has been contracted from EFDC with regards to the regeneration of the Parish, and she will share the results with the Committee.

### 203/20 PLANNING APPLICATIONS

*EPF/0235/21 – 4 A Albert Road, was brought forward but for consistency is recorded in its original listed order*

#### Planning List dated 19 February 2021

EPF/0198/21 TPO

4 Elm Close  
Buckhurst Hill  
IG9 6HL  
TPO/EPF/09/04

Mr David Green

T1: Oak - Crown reduce to previous points, as specified.  
Crown thin by 15%, as specified.

**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**

*1 member of the public left the meeting during this item*

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EPF/0237/21 TPO	39 A Palmerston Road Buckhurst Hill IG9 5PA TPO/EPF/08/96 (Ref: A1) T1: Ash – Fell. <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 objects to the felling of a tree unless it is demonstrably diseased and likely to become dangerous, or there is clear evidence that it is causing significant damage to habitable rooms in a residential property</b> <b>The Committee therefore defers to the District Council’s arboriculturalist unless the application rests on the issue of visual amenity alone</b> <b>The Committee would like to see a replacement tree planted</b>	David Oliver
EPF/0200/21	2 Walnut Way Buckhurst Hill IG9 6HX Proposed new detached house within the curtilage of the property. (Revised application to EPF/0888/20) <b>No Objection</b> <b>Concerns with the unsympathetic design of the flank wall</b>	Mr Ruslan Barabash
EPF/0235/21	4 A Albert Road Buckhurst Hill IG9 6EH Proposed additional dwelling <b>Vehement objection</b> <b>Overdevelopment of site</b> <b>Disproportionate to the neighbouring properties</b> <b>Removal of an amenity space that has benefited the estate</b>	Mr C King
EPF/0238/21	56 Palmerston Road Buckhurst Hill IG9 5LH Proposed single storey rear and side extensions. <b>No objection</b>	Mr. Pavan Bansal
EPF/0263/21	Land Adjacent to 164 Loughton Way 164 Loughton Way Buckhurst Hill IG9 6AR Installation of bike hangar to Council owned land adjacent to no. 164 Loughton Way. <b>No objection</b>	Mr Colin Stone
EPF/0257/21 CLD	70 Ardmore Lane Buckhurst Hill IG9 5SA Application for a Lawful Development Certificate for a proposed loft conversion with Juliet balcony. <b>No comment</b>	Mr Ian Olivo

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**Planning List dated 26 February 2021**

EPF/0129/21	16 Albert Terrace Buckhurst Hill	Mrs Nicole Ward
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IG9 6DU  
Retention of existing patio.  
**No objection**

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EPF/0313/21	37 Fairlands Avenue Buckhurst Hill IG9 5TF Application for variation of condition 2 `Plan numbers' for EPF/1289/20. (Proposed two storey side extension and loft conversion with remodelling of the garage).	Mr Grant Corton
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**No objection**

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EPF/2986/20	98 Westbury Lane Buckhurst Hill IG9 5PW Demolition of existing buildings and erection of a replacement mixed use building to contain an office (Use Class E(g)) and 2no. one bedroom apartments.	Mr Harminder Sond
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**Vehement objection**  
**Gross overdevelopment of site**  
**Severe lack of amenity space**  
**Poor access to rear flat**  
**Lack of parking provision**  
**Double storey building is detrimental to the street scene**  
**Proposed development out of keeping with street scene**  
**Concerns with the wide range of Class E use**  
**Would ask for a survey providing evidence that there is not the requirement for office space in the area**  
**The development that is outlined in the application is overdevelopment and not appropriate for this site**  
**No more than 1 dwelling may be adequate for this site, if lack of demand for office space is proven, with appropriate off-street parking**

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**204/20 WARREN WOOD STREET TRADING**

The Committee were advised of a renewal application for Street Trading Consent at the Warren Wood Public House for that sale of seafood, flowers and a café, Friday and Saturday from 10am – 10pm and Sunday 10am – 8pm. The Committee had No Comment to the application.

**205/20 PLANNING ITEMS OF CONCERN**

- a) Items of concern
  - i) The question was asked if contractors are permitted to have bonfires to burn materials on sites. The Clerk will contact Building Control at EFDC.
  - ii) Correspondence has been received from a resident of Palace Gardens regarding the trees in the grass verges. They are either dead or diseased and require urgent attention. These have previously been reported to Highways but as yet nothing has been done. The Clerk will investigate to see who is responsible for the trees.
  - iii) It was reported that when some building work was being carried out in Cascade Road, the contractor had spilt cement onto the open space grass.
  - iv) A member reported that there has been consultation with Paul Messenger on the regeneration of Buckhurst Hill.
  - v) It was reported that while cars are still driving the wrong way down Princes Road, a car was witnessed driving up Queens Road at well over 30 miles per hour.
  - vi) There has been a suggestion that if the top of Princes Road was narrowed this could alleviate the problem of cars driving down the road.
- b) Items for next Agenda  
There were no items for the next Agenda.

The Chairman thanked Members for attending and closed the meeting at 7.59pm

Chairman .....

Date .....