

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7pm ON THURSDAY 10 JUNE 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

012/21 **PRESENT** Cllrs: Mrs A Redelinghuys (Chairman)  
Mr S Heap (Vice-Chairman)  
Mr G Chambers  
Mr D Saunders  
Mr M West

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

4 members of the public

013/21 **ELECTION OF VICE CHAIRMAN**

It was proposed by Cllr Chambers, seconded by Cllr Redelinghuys and AGREED that Cllr Heap be elected as Vice Chairman of the Committee for the ensuing year.

014/21 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

015/21 **DECLARATIONS OF INTEREST**

Cllr Chambers, Cllr Saunders and Cllr Heap declared a non-pecuniary interest in agenda item 7, EPF/1267/21 – 46 Russell Road, and would not take part in the discussion of this application.

Cllr Chambers and Cllr Saunders declared a non-pecuniary interest in agenda item 7, EPF/1126/21 – 9 Powell Road, and would not take part in the discussion of this application.

016/21 **MINUTES**

The minutes of the meetings held on 20 May 2021, circulated, were approved and the Chairman authorised to sign them.

017/21 **PUBLIC PARTICIPATION**

2 members of the public spoke strongly objecting to EPF/1029/21 – Land rear of Nos 33-34 Fairlands Avenue.

*4 members of the public left the meeting at the end of this agenda item.*

018/21 **CHAIRMAN'S AND CLERK'S COMMUNICATIONS**

The Clerk advised the meeting of an email from a resident objecting to 40 Westbury Lane, and asking if a member of this Committee would attend and speak at the Area Planning Sub-Committee South meeting at EFDC, taking place on 16<sup>th</sup> June, the Chairman advised that she would attend this meeting.

The Clerk advised the Committee of an email from resident objecting to EPF/1029/21 – Land rear of Nos 33-34 Fairlands Avenue.

The Clerk advised the meeting of two emails from EFDC advising of two appeals regarding 2 Walnut Way, the Committee advised that the original objection from this Committee stands.

019/21 **PLANNING APPLICATIONS**

*EPF/1029/21 – Land rear of Nos 33-34 Fairlands Avenue was brought forward but for consistency are recorded in its original listed order.*

**Planning List dated 21 May 2021**

EPF/1029/21

Land rear of Nos. 33-34  
Fairlands Avenue

Mr David Alonso

Buckhurst Hill  
IG9 5TF

The demolition of the existing garages and the erection of 2 houses with associated parking and landscaping.

**Objection**

**Detrimental effect on overall street scene of Fairlands Avenue  
Access road is not suitable for emergency vehicles and refuse vehicles**

**Bedroom 2 on second house is approximately 3 metres from the neighbouring property**

**The development is overbearing and the design is out of keeping with Fairlands Avenue**

**The loss of the garages would cause more parking stress on a road that already has parking issues**

**The development is not suitable for the area**

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EPF/1194/21	56 Palmerston Road Buckhurst Hill IG9 5LH Proposed single store rear and side extensions. (Revised application to EPF/0238/21). <b>No objection</b>	Mr. Pavan Bansal
EPF/1196/21	16 Wimborne Close Buckhurst Hill IG9 5DN Single storey rear extension. (Revised application to EPF/0464/21). <b>The Committee defer this application back to the Planning Officer for advice</b>	Miss L Hiscoke
EPF/1168/21 CLD	15 Maple Close Buckhurst Hill IG9 6HW Application for a Lawful Development certificate for a proposed loft conversion. <b>No comment</b>	Kim Evans
EPF/1235/21 CLD	22 Holly Close Buckhurst Hill IG9 6HT Application for a Lawful Development certificate for a proposed loft conversion incorporating a hip to gable conversion, rear dormer extension and insertion of three rooflight windows to the front roof slopes. <b>No comment</b>	Mr & Mrs Hamilton
EPF/1387/21 PDE	27 Chestnut Close Buckhurst Hill IG9 6EL Application to determine if Prior Approval is required for a Larger Home Extension measuring 6.00 metres, height to eaves of 3.00 metres & a maximum height of 3.00 metres. <b>Comment</b> <b>Possible encroachment of light for adjoining properties</b> <b>This extension is 3 metres past every other extension along the terrace</b>	Mr Damien Friel
<hr/> <b><u>Planning List dated 28 May 2021</u></b>		
EPF/0980/21	2 Princes Road Buckhurst Hill IG9 5EG Proposed additional use of A5 (Class) to the A3 (Class) unit approved under EPF/2378/19. <b>Objection</b> <b>Concerns with the noise from the vents for neighbouring</b>	Mr Jonathan Davis

**properties**

**Possibly could be the same issues that the development at the Churchill pub site in Loughton**

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EPF/1252/21	18 Walnut Way Buckhurst Hill IG9 6HX Single storey rear extension. (Amended application to EPF/2927/20). <b>No objection</b> <b>The application and the drawings do not correspond i.e. roof lights</b>	Mr Muttiah
EPF/1260/21	11 Loughton Way Buckhurst Hill IG9 6AE Two storey side extension, front dormer and porch. (Revised application to EPF/0580/21). <b>Objection</b> <b>Overdevelopment due to terracing effect</b> <b>The way forward would be to be in keeping with next door to avoid terracing effect</b> <b>Concerns with loss of a bungalow</b>	MRS E GOVTEPE
EPF/1273/21	22 Buckhurst Way Buckhurst Hill IG9 6HJ Proposed single storey rear extension. <b>No objection</b>	Ms Surinder Kaur
EPF/1293/21	14 Victoria Road Buckhurst Hill IG9 5ES Proposed single storey rear extension, change of main roof to gable end & add rear dormer. <b>No objection</b> <b>But concerns that the extension is 6 metres deep and the mature trees would have to be felled</b> <b>Window on side of extension would be an issue with overlooking to neighbours</b>	CWR Capital Limited
EPF/0978/21 CLD	16 Maple Close Buckhurst Hill IG9 6HW Application for a Lawful Development certificate for a proposed loft conversion with a hip to gable end roof & box dormer. <b>No comment</b>	Mr Daniel Williams
EPF/1275/21 CLD	22 Stradbroke Grove Buckhurst Hill IG9 5PF Application for a Lawful Development certificate for a proposed outbuilding at the rear. <b>No comment</b> <b>But outbuilding must not be a habitable room nor a business in the future</b>	Mr Manish Patel
EPF/1311/21 CLD	26 Ormonde Rise Buckhurst Hill IG9 5QQ Application for a Lawful Development certificate for a proposed hip to gable loft conversion with rear dormer including Juliet balcony. <b>No comment</b>	Terry Hollingsworth
EPF/1313/21 CLD	1 River Road Buckhurst Hill IG9 6BS	Ms Nicola Burgess

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Application for a Lawful Development certificate for a proposed hip to gable loft conversion with a full width rear dormer.

**No comment**

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EPF/1267/21 DRC	46 Russell Road Buckhurst Hill IG9 5QE	Mr Paul Halama
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Application for approval of details reserved by condition 1 'Building Operations' on EPF/0339/21 (Retention of first floor side/front and roof extension with x3 front rooflights, and alteration to existing rear box dormer (set in by 800mm from outside edge)

**Committee unable to consider application due to being inquorate for decision as members who declared a non-pecuniary interest chose to withdraw from discussion and decision**

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**Planning List dated 4 June 2021**

EPF/1126/21	9 Powell Road Buckhurst Hill IG9 5RD	Mr & Mrs A Patel
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Single storey front extension to garage, change to habitable room and single storey rear extension.

**No objection**

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EPF/1519/21 PDE	14 Russell Road Buckhurst Hill IG9 5QJ	Mr Mamun Ali
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Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.15 metres, height to eaves of 3.00 metres & a maximum height of 3.97 metres.

**No comment**

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**020/21 CONSULTATION ON BASE STATION**

The Committee were asked to provide comments on the upgrade of the High Road Base Station, and this Committee had no objection, but they want confirmation that the height of the base station remains the same.

**021/21 PLANNING ITEMS OF CONCERN**

- a) Items of concern  
There were no items of concern.
- 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 8.03pm

Chairman .....

Date .....