

# BUCKHURST HILL PARISH COUNCIL

## MINUTES OF THE PLANNING AND ENVIRONMENT COMMITTEE HELD AT 7.02pm ON THURSDAY 4 NOVEMBER 2021 AT BUCKHURST HILL LIBRARY, 165 QUEENS ROAD

### 097/21 PRESENT

Cllrs: Mr S Heap (Chairman)  
Mr S Neville  
Mr D Saunders

Also Present: Cty Cllr M Vance

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

5 Members of the public

### 098/21 APOLOGIES FOR ABSENCE

There apologies for absence from Cllr Mrs A Redelinghuys and Cllr Mr M West.

### 099/21 DECLARATIONS OF INTEREST

Cllr Saunders declared a pecuniary interest in Item 6c EPF/0826/18 – 48 Russell Road, as he is the applicant and would withdraw from the meeting and take no part in the discussion of this application.

Cllr Neville and Cllr Heap declared non-pecuniary interests in Item 6 as committee members of the District Area Planning Sub-Committee South.

Cllr Heap and Cllr Neville declared a non-pecuniary interest in item 6c EPF/0826/18 – 48 Russell Road, as the applicant is known to them.

### 100/21 MINUTES

The minutes of the meetings held on 21 October 2021, circulated, were approved and the Chairman authorised to sign them.

*Cty Cllr Vance and 1 member of the public left the meeting item during this item.*

### 101/21 PUBLIC PARTICIPATION

1 member of the public spoke supporting item 6b EPF/1524/21 – 7 Knighton Lane.

1 member of the public spoke objecting to previously discussed application EPF/0220/21 – 158 Queens Road.

1 member of the public spoke supporting EPF/2633/21 – 11 The Drive.

### 102/21 CHAIRMAN'S AND CLERK'S COMMUNICATIONS

The Clerk advised that there were three emails received from residents objecting to EPF/0826/18 – 48 Russell Road.

The Clerk advised of an email received from a resident objecting to EPF/2619/21 – Albany Stud Farm.

### 103/21 PLANNING APPLICATIONS

*EPF/2633/21 – 11 The Drive and Item 6b EPF/1524/21 – 7 Knighton Lane, were brought forward but for consistency are recorded in their original listed order.*

#### **(a) Planning List dated 22 October 2021**

EPF/2535/21

9 Mountbatten Court  
Buckhurst Hill  
IG9 6DH

MR BALRAJ SINGH

Conversion of existing garage to a habitable room.

**No objection**

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EPF/2619/21 Albany Stud Farm Mr Baljit Virk  
Epping New Road  
Buckhurst Hill  
IG9 5UA  
Replacement dwelling and associated works, including security hut  
& access road.  
**Objection**  
**The Committee find this application difficult to comprehend  
due to the piecemeal applications**  
**Existing and proposed drawings are needed**  
**Unable to ascertain the potential impact on greenbelt and  
environment due to the lack of volumetric/cubic capacity  
report**  
**The temporary road is not necessary for this application**  
**Verified views should be submitted for the application**

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EPF/2706/21 CLD 1 River Road Ms Nicola Burgess  
Buckhurst Hill  
IG9 6BS  
Application for a Lawful Development certificate for a proposed  
replacement of existing porch with a new porch.  
**No comment**

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### **Planning List dated 29 October 2021**

EPF/2764/21 TPO 1 Gladstone Road Mrs Williams  
Buckhurst Hill  
IG9 5SW  
TPO/EPF/12/13 (Ref: T5)  
T1: Oak - Crown reduce height by up to 2m and lateral branches  
by up to 3m, all as specified.  
**BHPC recognise 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/2612/21 27 Palmerston Road Mr & Mrs Aggarwal  
Buckhurst Hill  
IG9 5PA  
Demolition of the existing garage, construction of a two storey side  
extension with hipped roofs, single storey rear extension, single  
storey central front extension to create a new porch/entrance,  
replacement dormer to the front elevation & a new dormer to the  
rear.  
**No objection**  
**Concerns the front elevation is out of keeping with the street  
scene**  
**Concerns with the impact of the rear extension to the  
neighbours**

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EPF/2633/21 11 The Drive Mr Paul Attfield  
Buckhurst Hill  
IG9 5RB  
The permission to grant the extension to the garage under  
EPF/1623/11 was never started whilst all other works under  
EPF/1623/11 have been completed. We now wish to extend the  
garage but in a modified format with a smaller building measuring  
4m wide by the previously permitted 5.85m long and NOT 6m high  
to the apex but only 4m high at the apex and 2.5m to the eaves.  
The proposed building would be constructed of wood, both frame  
and cladding to give the appearance of a black wooden small barn

outbuilding rather than of brick construction. The roof would be constructed from wood and have lightweight roof tiles in keeping with the garage roof itself but not of clay construction.

**No objection**

*2 members of the public left the meeting at the conclusion of this item*

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|-------------|--|----------------|
| EPF/2643/21 | 2 River Road<br>Buckhurst Hill<br>IG9 6BS<br>Retention of fence at 2 River Road. | Mr Rod Vitalis |
|-------------|--|----------------|

**No objection**

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(b) Members considered EPF/1524/21 – 7 Knighton Lane, and they had **No objection** to this scheme.

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

(c) Members were asked to consider amended application EPF/0826/18 – 48 Russell Road, The Committee was inquorate at this point of the meeting and therefore this application could not be discussed.

**104/21 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 7.55pm

Chairman .....

Date .....