

Open Space

*An occasional newsletter of the
Aldborough Hatch Defence Association*
Issue 24 – November 2009

Gravel extraction exhibition delayed

The exhibition to consult residents on the extension of sand and gravel extraction to Aldborough Hatch Farm, first proposed by Brett Lafarge for summer 2008, has been further delayed until early 2010. We understand that certain 'technical issues' need to be resolved before the planning application is prepared for submission to the London Borough of Redbridge. It is anticipated that the gravel workings will be on farmland bordering Aldborough Road North, St. Peter's Church, St. Peter's Close and Oaks Lane.

Some 30 years or more ago there was a move by previous developers to excavate in the field next to St. Peter's Church and bordering St. Peter's Close – with the workings coming within a few yards of the church building and the maisonettes and flats. The AHDA led residents' opposition and the excavations were moved some 300 yards north from the church – the fence almost opposite the Dick Turpin marks the point at which excavation ceased.

Whilst we cannot expect a stand-off buffer zone of 300 metres – for there would be no field left to excavate – there is now a precedent for a stand-off of at least 150 metres from residential properties. When the planning application was submitted for gravel extraction at Aldborough Hall Farm, a stand-off buffer zone was proposed of 75 metres from the rear of residential properties in Applegarth Drive and Bawdsey Avenue. This was increased to 100 metres when the application went before the Council's Regulatory Committee, but following intense and sustained opposition from residents led by the AHDA, this was increased to a buffer zone of 150 metres.



The AHDA will expect there to be a stand-off buffer zone between gravel workings and residential properties in Oaks Lane (above) to be at least 150 metres – as in Applegarth Drive and Bawdsey Avenue.

If a buffer zone of 150 metres was good enough for the residents of Applegarth Drive and Bawdsey Avenue, it is good

enough for those whose homes are in St. Peter's Close and Oaks Lane. Furthermore, excavation any nearer than 150 metres to the 146-year-old building of St. Peter's Church may well have a devastating effect on this Grade 2 Listed Building.

There are many questions that require answers – so please attend the Exhibition – we will give good notice when it is to take place.

Paving over front gardens

With more and more cars on the road and the lack of off-street parking in Aldborough Hatch, many residents are paving their front gardens where they now park their cars. Some residents may be unaware that recent changes in the law mean that paving or concreting front gardens – in both privately and council owned properties – is now subject to legislation which governs how this may be carried out.

As more front gardens – and even some rear gardens – are paved there is a fear that heavy rain may cause serious flooding unless provision is made for adequate drainage.

We have been advised by the London Borough of Redbridge that *The General Permitted Development Order 2008* states that "if an area of hard surfacing exceeds five square metres then it must comprise porous materials. Otherwise for the works to be permitted development they would need to include a direct water run off from the hard surface area to a permeable or porous area or surface within the curtilage of a dwelling."

Failure to comply with this Order would risk prosecution.

Bonfires

Over the recent summer there have been at least two occasions when massive bonfires in rear gardens of homes in Aldborough Hatch have caused considerable nuisance to neighbours. In both cases these were started by building contractors who were burning timber, building waste and unwanted furniture from houses that they were renovating. Black, acrid smoke drifted across residents' gardens and the roads – in one case causing parents and children walking home from school considerable distress. Hot ash and partly burned waste was blown by the wind into nearby residents' gardens, whilst windows had to be closed on a hot day to keep out the smoke and fumes.

We have received the following statement that "whilst there are no by-laws specifically banning or controlling the times of bonfire burning, it may not be possible to have one in built up areas, without breaching the statute of nuisance. Under the 'Environmental Protection Act 1990', a statutory nuisance includes 'smoke, fumes or gases emitted from premises so as to be prejudicial to health or a nuisance'. Failure to comply with the Act would risk prosecution.

The Borough's Environmental Health Community Safety Service has drawn our attention to the Information printed in the box below which may be found on the Council's website. A Council Officer has informed us that "there are no specific bye-laws or other legislation which specifically bans or permits residential bonfires and I stress the word 'residential'. In some areas there are times allotted, such as after 6pm, but that is not the case in Redbridge. As the information on the website states, there are a number of things to be mindful of even if someone has a garden bonfire, such as the frequency and size. We would much prefer it if people disposed of any green waste through recycling, either on the "doorstep" or at a recycling centre.

"The position with 'commercially' associated burning is different and this means any burning by commercial undertakings such as builders doing work to property (as opposed to someone engaged in DIY) or commercial tree pruning/felling/gardening. There are stricter controls on this where outright offences can occur and the businesses will be liable to prosecution."

Aldborough Hatch Defence Association

Annual General Meeting

Friday 27th November 2009 at 8pm

St Peter's Church Halls, Aldborough Road North

Agenda overleaf - All are very welcome to attend

Information from the London Borough of Redbridge website regarding bonfires

There are no by-laws specifically banning bonfires or controlling the times they can be burned. But they can cause a breach of the statute of nuisance, especially in built-up areas. Under the *Environmental Protection Act 1990*, a statutory nuisance includes "smoke, fumes or gases emitted from premises so as to be prejudicial to health or a nuisance".

To qualify as a nuisance, a bonfire has to be a regularly recurring problem and must interfere substantially with nearby residents' well-being, comfort or enjoyment of their property. Apart from unpleasantness caused by smoke, flying ash and the smell, bonfires can be a serious health hazard by producing toxic fumes if materials such as plastics, paint, foam or rubber are burned. They can also be a fire danger to fences and sheds during dry weather.

If you are bothered by persistent bonfire smoke, try contacting the person responsible and explaining the problem caused for you. This may be enough to resolve the matter. But if this approach fails, contact our *Public Protection Service* who may be able to take action against people who persistently cause nuisance or a health risk by bonfires. It won't be sufficient if the bonfire occurs only occasionally, or if you are troubled by a series of bonfires lit by different neighbours who each only light a fire infrequently.

We recommend residents try alternative means of disposing of garden and kitchen waste, such as recycling the material in a compost bin. Even cardboard and paper can be composted, producing a good soil conditioner. We help by providing products at discount prices for turning organic waste into compost, detailed in our leaflet *Home Composting*.

Household waste and bulky items should never be burned on a bonfire. This type of waste should be taken to our Recycling Centre.

If you must have an occasional bonfire, here is some advice which will cut down the risks of causing a nuisance to your neighbours:

- * Burn dry material only;
- * Never burn household rubbish, tyres or anything containing synthetic materials;
- * Never use oil, methylated spirits or petrol to light a fire;
- * Don't light fires on damp, still days or evenings, as smoke will not disperse; also avoid days when wind will carry smoke across roads or onto neighbours' gardens;
- * Avoid bonfires at weekends or bank holidays when neighbours wish to enjoy their homes and gardens without smoke nuisance;
- * Never leave a fire unattended; if you cannot stay, put it out and ensure there are no smouldering remnants.

Aldborough Hatch Defence Association

Application for Renewal or New Membership

- I wish to: * become a Member of the Aldborough Hatch Defence Association for the year 2009 to 2010
 * renew my Membership for the year 2009 to 2010
 * Please delete as applicable

Name: (Mr, Mrs, Miss).....

Address:

Postcode: Telephone:

I enclose £ as a donation towards the Association's Fighting Fund (£5 or more per individual or family).

Signed:

Date:

Please hand in at the AGM or return to:

The Hon Treasurer, c/o 37 Spearpoint Gardens, Aldborough Road North, Aldborough Hatch, ILFORD, Essex IG2 7SX

Aldborough Hatch Defence Association

For further information on any of the items in this issue please contact

Ron Jeffries, Chairman, 37 Spearpoint Gardens, IG2 7SX

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Aldborough Hatch Defence Association

Annual General Meeting

The Annual General Meeting of the Association will be held on Friday 27th November 2009 at 8pm in St Peter's Church Halls, Aldborough Road North

Agenda

- (1) Welcome and introduction
- (2) Apologies for absence
- (3) Minutes of the Annual General Meeting of 28th November 2008 (to be distributed at the meeting)
- (4) Matters arising
- (5) Chairman's Report
- (6) Treasurer's Report

The Accounts for the Year from 1st October 2008 to 30th September 2009 below are for adoption at the AGM.

(7) Election of Officers and Committee

The following have been nominated:

Chairman: Ron Jeffries Vice-Chairman: John Coombes
 Secretary: Emma Bell Treasurer: Paula Dargis
 Committee: Vivien Bendall, Shirley Cox, Linda Hodges, Ron King, Doreen Neun, Pat O'Grady, Gerald Padfield, Jean Sibbald, Joan Sullivan, Keith Tranmer, Debra Wood

(8) Election of Auditors

The following has been nominated: Shirley Rudge

(9) Any other business

Ron Jeffries, Chairman

November 2009

Statement of Income and Expenditure for the Period from 1st October 2008 to 30th September 2009

Income

Balance brought forward from the year ended 30.9.2008	£526.90
Donations and interest	£394.01
	£920.91

Expenditure

Printing <i>Open Space</i> Newsletters	£115.00
Postage and Sundries	£ 39.70
Hire of St. Peter's Hall	£ 20.00
	£174.70

Income	£920.91
Less expenditure	£174.70
	£746.21

Cash on Deposit in Building Society	£640.01
Cash in hand	£ 106.20
	£746.21

I have examined the book, receipts and vouchers of the Aldborough Hatch Defence Association for the period ended 30.09.2008 and I certify that the above statement is correct to the best of my knowledge and belief. Signed: Shirley Rudge, 27th October 2009



(Above) Bridleway 94, which runs from Oaks Lane to Barkingside Station – will this be excavated and, if so, will an alternative route be offered? Make sure you attend the exhibition regarding gravel extraction proposals for Aldborough Hatch Farm when the dates are announced – possibly in the New Year.