

NAZEING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 9th FEBRUARY 2012 AT THE LEISURE CENTRE, BUMBLES GREEN, NAZEING, EN9 2SF

MEMBERS PRESENT: C. Shorter (Chairman), M. Frydrych (Vice Chairman), D. Joslin, D. Borton, G. Castle, E. Culling, G. Skipper and M. Ballard.

Non-members present: Councillors E. Borton and M. Marcetic

Also present: 1 member of the public and Mr. B. Blunden (Clerk to the Council).

1. Apologies for absence: None

2. Declarations of Interest: Cllr. Marcetic and Cllr. Shorter declared a Personal and Prejudicial Interest in item 5a. Cllr. Frydrych declared a Personal and Prejudicial Interest in items 5a and 5d

3. Approval and Signing of Minutes:

a) Planning Committee Meeting of 26th January 2012 – Approved

4. Enforcement notices/appeals:

a) EPF/1978/11 **Mr. E. Willis, Land adj. 18 Crownfield, Nazeing, EN10 6QX.** New two storey end of terrace dwelling. (Revised application). Appeal against a refusal by EFDC. Written representations. **Written Objections to be sent as with the previous application. Out of keeping with street scene (DBE10). Backland development. Loss of parking which is already a problem because of commuter parking. Within the flood plain and additional strain on sewage facilities. Proposed parking could be difficult with respect of restricted vision at the garages.**

b) **Millbrook Business Park, Hoe Lane.** Letter received from EFDC regarding suspected breach of planning control which will be investigated.

5. Applications:

a) EPF/0083/12 **Mr. J. Marcetic, Burleigh Nursery, Hoe Lane, Nazeing, EN9 2RJ.** Demolition of existing glass houses and vehicle workshops and erection of a replacement building to provide modern vehicle workshops and storage units. Cllrs. Marcetic, Shorter and Frydrych spoke from the public area and then left the meeting. Cllr. D. Borton took over as Chairman. The application was discussed at length with concerns being raised with regards to further industrialisation in the area with a suggestion that possible residential sites should be earmarked and re-designated. It was proposed Cllr. Joslin and seconded by Cllr. Ballard that the following should be the observation forwarded with regards to this application. **The council have no objections to the proposal but if approved would suggest strict conditions be imposed with regards to hours of access and work noise (7am-6pm Mon – Fri, 7am-1pm Sat, No work Sundays and Bank Holidays). Also restrictions with regards to intensification of the site beyond approved level. This was resolved.** Cllrs. Shorter and Frydrych rejoined the meeting and Cllr. Shorter resumed as Chairman.

b) EPF/0129/12 **Mr. Allen, 10 Western Road, Nazeing, EN9 2QJ.** TPO/EPF/22/83 T1 (T19 on TPO) – Lime – Reduce crown by 30%, crown thin 20% **No objections. Leave the matter in the hands of the tree officer.**

c) EPF/0084/12 **Mr. A. Casstels, Hillgrove Business Park, Nazeing Road, Nazeing, EN9** Confirmation of discharge of conditions 3, 7, 8, 9, 10, 11, 12, 15 and 16 of planning permission EPF/1036/97. (Construction of 17 small business units (total floor space of 3,150sq metres) at rear of site, and reopening of former access onto Nazeing Road at the west of the site.) **This matter was**

noted but the Council wished to suggest that any intention to re-open the west access should not be allowed on safety grounds.

d) EPF/0082/11 **Mr. P. Milazzo, Leaside Nursery, Leaside Road, Nazeing, EN9 2JF.** Variation of condition 11 of EPF/2215/09. (Erection of facilities building incorporating replacement packing shed and office and staff welfare facilities, including canteen, washroom and first aid room.) to retain existing buildings until construction of new glasshouses commences. **No objections but recommend that any approval should be on a strict condition of only 6 months.**

e) EPF/0139/12 **Mr. N. Issacs, Darmers, Middle Street, Nazeing, EN9 2LW.** Application for approval of details reserved by condition 3 'Materials', condition 4 'Programme of Archaeological works' and condition 5 'Wheel Washing' on planning permission EPF/0841/11 (Demolition of existing single storey annex and replacement with single storey annex over basement. Revision to previously approved drawings in EPF/0462/05 and LB/EPF/0463/05). For information only. **Application noted. No comments.**

f) EPF/0140/12 **Mr. N. Issacs, Darmers, Middle Street, Nazeing, EN9 2LW.** Application for approval of details reserved by condition 3 'Materials', condition 4 'Additional Drawings', condition 5 'Details of pipes, grills, etc.', condition 6 'No removal of Historic Timbers' and condition 7 'Sample Panel' on planning permission LB/EPF/0854/11 (Grade II listed building application for the demolition of existing single storey annex and replacement with single storey annex over basement. Revision to previously approved drawings in EPF/0462/05 and LB/EPF/0463/05). For information only. **Application Noted. No comments.**

6. Applications not tabled: None

7. Items for Discussion:

Cllr. Frydrych reported that he had met with District Councillor Bassett regarding development of sites and the need to identify those for housing and business. The Council identify and put forward sites for housing. Cllr. Bassett expressed a willingness to join a Parish Council committee to prepare a plan. This item to be placed on the agenda for Full Council. Cllr. D. Borton commented that the planning application in respect of Valley Grown Nurseries was on the agenda of the EFDC District Development Control Committee for 15.2.12. Cllr. Cooper had attended on a previous occasion with regards to this application and would be asked to attend on this date. Cllr. E. Borton offered to attend on behalf of the council when the application in respect of Shottentons is on the agenda. Cllrs. Frydrych and Culling reported on a meeting with the Planning Inspectorate with regards to 6, The Mead. The plans sent to the Planning Inspectorate by the applicant were different to the plans submitted to EFDC. The Clerk mentioned the Herts.C.C. Waste Development Framework – Consultation on the Pre-Submission Waste Site Allocations Document. Details of website available. The Clerk also mentioned details of seminar at Chelmsford on 22.2.12 on Localism Act (Changes to Standards/Code of Conduct)

The meeting closed at 9.05pm.