

NAZEING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 23rd 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. Skipper, E. Culling and M. Ballard.

Non-members present: Councillors E. Borton and A. Cooper

Also present: 3 members of the public, Cllr. R. Bassett (EFDC), one member of the press and Mr. B. Blunden (Clerk to the Council).

1. Apologies for absence: Cllr. Castle

2. Declarations of Interest: Cllr. D. Borton declared a Personal Interest in Item 5(e). Cllr. Culling declared a Personal and Prejudicial Interest in Item 5(i)

3. Approval and Signing of Minutes:

a) Planning Committee Meeting of 9th February 2012 – Approved

4. Enforcement notices/appeals:

a) TPO/EPF/22/83 **Mr. G. Hill, 35 Highland Road, Nazeing, EN9 2PT.** T1 (T5 on TPO) – Lime – Fell. Appeal against decision of EFDC to a condition for a replacement tree for the proposed development. (For information only) **Noted.**

5. Applications:

a) EPF/0133/12 **Mr. R. Smith, Willow Lodge, Paynes Lane, Nazeing, EN9 2EU.** New pitched roof and external spiral staircase to the existing garage to accommodate a study. (Revised application with dormer windows) **No objections** but restrictions that the building cannot be changed into a dwelling in the future.

b) EPF/0144/12 **Mr. M. Connors, Haslingfield, Meadgate Road, Carthagen Estate, Nazeing, EN10 6TA.** Part retrospective change of use from use as a single dwelling to a mixed use of single dwelling and residential caravan site for an extended gypsy family with 4 Caravans. **Objections – This application is within the Green Belt and the Lee Valley Regional Park and would be contrary to policies GB10, GB15, RST 24 and RST 9. The property is a holiday home and not a residential dwelling.**

c) EPF/0220/12 **Mrs. E. Hart, 1 North Barn, Nazeing, EN10 6RR.** TPO/EPF/20/93 T1 – Ginkgo – Crown reduce up to 40% **No objections – Leave to the tree officer.**

d) EPF/0108/12 **Mr. & Mrs. De Felice, Westfield Cottage, Nursery Road, Nazeing, EN9 2JF.** Proposed rear conservatory. **No objections.**

e) EPF/0166/12 **Mr. J. O'Connor, Woodside Barn, Paynes Lane, Nazeing, EN9 2EY.** Change of use from a single dwelling to three self contained dwellings with minor external alterations. **Objections – Inappropriate development within the Green Belt. Original planning application for a granny annex.**

f) EPF/0186/12 **Mr. S. Downes, 26, Old Nazeing Road, Nazeing, EN10 6RW.** Demolition of existing bungalow and construction of a new dwelling with associated works. **Objections due to height and bulk of proposed development and not in keeping with street scene. No objections to a house replacing existing bungalow if on a similar footprint and in keeping with neighbouring properties. There appears to be a boundary infringement on to Environment Agency land.**

g) EPF/0240/12 **Mr. C. Dauris, Goodalls, Middle Street, Nazeing, EN9 2LP.** T1 & T2 – Poplars – Fell, T3 – Ash – Reduce length of limb growing over Cedar by 10 feet. For Information only. **Noted**

h) EPF/0200/12 **Mr. & Mrs. R. Vos, 8, Buttodene Crescent, Nazeing, EN10 6RH.** Application for approval of details reserved by condition 8 ‘Contaminated Land’ of planning permission EPF/1543/11 (Erection of a new detached four bedroom house with integral garage to the rear of No. 8 Buttodene Crescent including new access road) For Information only. **Noted.**

Cllr. Culling spoke from the public area and left the meeting.

i) EPF/2438/11 **6, The Mead, Nazeing New Road, Nazeing, EN10 6SS.** Demolition of existing and proposed new 4 bed dwelling. Amended Plans/Application/Description. **Planning applications have been refused in the past as overbearing and detrimental to the character and appearance of the street scene (DBE1) and loss of amenities to neighbouring properties (DBE2 and DBE9) The plans appear to be inaccurate and the flood level datums are different to the Environment Agency.**

Cllr. Culling rejoined the meeting.

6. Applications not tabled: None

7. Items for Discussion:

Cllr. D. Borton reported that she had attended the Sub West Planning Meeting (22.2.12) with regards to the application for Land rear of 66-70 Western Road and spoke on behalf of the Council and residents of Wheelers Close. She commented on the differences between the Planning Inspectorate regarding the conditions for construction above ground level.

The meeting closed at 8.12pm.