

## NAZEING PARISH COUNCIL

### MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 26<sup>th</sup> APRIL 2012 AT THE LEISURE CENTRE, BUMBLES GREEN, NAZEING, EN9 2SF

**MEMBERS PRESENT:** C. Shorter (Chairman), D. Borton, M. Ballard and D. Joslin

Non-members present: Councillors E. Borton.

**Also present:** 4 members of the public and Mr. B. Blunden (Clerk to the Council).

**1. Apologies for absence:** None

**2. Declarations of Interest:** Cllr. D. Borton declared a Personal and Prejudicial Interest in Item 5a. Cllrs. Ballard, Joslin and Shorter declared a Personal Interest in Item 5a. Cllr. Ballard declared a Personal Interest in Item 5d

**3. Approval and Signing of Minutes:**

a) Planning Committee Meeting of 12<sup>th</sup> April 2012 – Approved

**4. Enforcement notices/appeals:** None

**5. Applications:**

a) EPF/0596/12 **Mr. M. Frydrych, Spinney Nursery, Hoe Lane, Nazeing, EN9 2RJ.** Use of garages as extension to existing annex contrary to condition 2 of planning permission EPF/0448/00. **Due to members declaring personal and prejudicial interests in this application the committee did not have a quorum therefore there are no observations in respect of this item.**

b) EPF/0597/12 **Mrs. J. Downey, 2 North Barn, Nazeing, EN10 6RR.** Certificate of lawful development for a proposed single storey rear extension. **No objections.**

c) EPF/0584/12 **Land between Meadgate Road, Nazeing and Lower Lock, Roydon Adj to the Nazeing Meads Lagoons, River Lee Navigation, River Lee and River Stort.** Application for approval of details reserved by condition 10 'Verification Report' of planning permission EPF/0917/11. (Creation of 3.2km long section of Lee Valley Pathway between Meadgate Road, Nazeing and Lower Lock, Roydon, including new fencing, gates, seating bays and cycle stands.) For information only. **Noted.**

d) EPF/0481/12 **Mr. K. Canwell, The Old Waterworks, Green Lane, Nazeing, EN10 6RS.** Certificate of lawful development for existing use of building as dwelling and ancillary portakabin. **The committee raised objections as with previous application EPF/1786/11 and EPF/1787/11. Access could not be gained to the property. Neighbours were contacted but no one could substantiate the use of the building as a dwelling. The fact that the address was used as a registration of a licence does not prove occupation of the premises as a dwelling. Attention is drawn to the decision of the Supreme Court in the case of Secretary of State for Communities and Local Government and another v Welwyn Hatfield Borough Council [2011] UKSC 15 (6 April 2011) when the Court held that the development had not acquired immunity from planning enforcement action as: 'Even if there were a change of use, as a matter of public policy the landowner's dishonest conduct meant that he could not rely on Section 171b(2) of the Town and Country Planning Act 1990' The Certificate of Lawful Development should not be granted. Action should be taken for enforcement of breach of planning.**

- e) EPF/064112 **Mr. G. Wilson, 4 Wheelers Close, Nazeing, EN9 2RA.** Rear and side extension for granny annexe. **Objections – This application if permitted would be likely to result in such an intensification of use which would create an undesirable precedent or detract from the character of the surrounding area. (DBE11). It would result in adjacent properties being overlooked to an excessive degree (DBE9 & DBE11). It would be overdevelopment and out of keeping with the street scene (DBE10). Any conversion of existing garage would result in increased on street parking. The committee commented that there may not be objections to a small extension in line with other properties.**

**6. Applications not tabled:** None

**7. Items for Discussion:** None

The meeting closed at 7.52pm.