

NAZEING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 14th JUNE 2012 AT THE LEISURE CENTRE, BUMBLES GREEN, NAZEING, EN9 2SF

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

Non-members present: Councillors M. Marcetic and T. Arnold.

Also present: Mr. B. Blunden (Clerk to the Council).

1. **Election of Chairman:** Cllr. Shorter proposed by Cllrs. Frydrych and Ballard. Cllr. Shorter elected.
2. **Election of Vice Chairman:** Cllr. Frydrych proposed by Cllrs. Shorter and Ballard. Cllr. Frydrych elected.
3. **Apologies for absence:** None
4. **Declarations of Interest:** None
5. **Approval and Signing of Minutes:**
 - a) Planning Committee Meeting of 24th May 2012 – Approved
6. **Enforcement notices/appeals:**
 - a) EPF/0304/12 **Mr. G. Reed, Dene Nursery Road, Nazeing, EN9 2JE.** Certificate of lawful development for proposed side and rear extensions and alterations. Appeal against a refusal. (Written Representations and site visit by an Inspector). Clerk to write a letter of support of the application providing it is within the regulations.
 - b) EPF/2160/11 **Mr. J. Connors, Holmsfield Nursery, Meadgate Road, Nazeing, EN9 2BP.** Variation of condition 3 on planning permission EPF/0849/10 to allow for hard standing to be installed on area of land to overcome land contamination issues. (Retention of use of site for eight private gypsy plots to replace previous temporary consent.) Appeal against a refusal. Appeal changed to Written Representations. Clerk to write in opposition to appeal.
 - c) EPF/1181/11 **Valley Grown Nurseries, Paynes Lane, Nazeing, EN9 2EX.** Construction of 87,119m² glasshouse, 4514m² ancillary warehouse area, 238m² of associated office space and 194m² of welfare facility space, together with habitat enhancement and landscaping. Appeal against a refusal by EFDC. Written representations. The Clerk informed the Council that the appeal had been dismissed. An appeal for costs was also dismissed.
7. **Applications:**
 - a) EPF/0865/12 **Mr. E. Swain, 39 Old Nazeing Road, Nazeing, EN10 6RU.** Certificate of lawful development for existing use of ground floor as residential. **No objections.**
 - b) EPF/0938/12 **Mr. J. Cuffaro, Bettina Nursery, Sedge Green, Nazeing, CM19 5JR.** Demolition of existing nursery building and replacement with new building to be used for nursery storage, as a staff mess room/canteen and a nursery office. **No objections as a new building would be an enhancement however it should be used solely for agricultural purposes and not residential and should be removed if no longer a nursery.**
 - c) EPF/0995/12 **Mr. P. Clark, Holcombe, Nazeing Road, Nazeing, EN9 2HY.** Small garage to front of property. **No objections as with the previous application but would suggest screening.**

- d) EPF/1006/12 **Mr. & Mrs. Hampel, 49 St. Leonards Road, Nazeing, EN9 2HN.** Certificate of lawful development for a proposed single storey rear extension. **No objections.**
- e) EPF/1026/12 **Mr. A. Cancro, 4 North Street, Nazeing, EN9 2NL.** Single storey side extension, conversion of existing garage to habitable accommodation with creation of new integral garage. Pitching of existing first floor flat roof and internal and external alterations. **No objections. The council support the application as it will improve the visual appearance of the property.**
- f) EPF/1027/12 **Mr. & Mrs. Downes, 1 Pecks Hill, Nazeing, EN9 2NX.** Erection of double garage to front. **Objections – Not in keeping with the street scene. Loss of an established tree. Issues with sight lines for vehicles emerging onto the brow of Pecks Hill from No's 1, 3 & 5 and footpath and entrance next to No 1.**
- g) EPF/1069/11 **Mr. M. O'Brien, Patience Cottage, Belchers Lane, Nazeing, EN9 2SA.** 2 x Willows – Fell. For information only (Tree works in Conservation Area). **Noted.**

8. Applications not tabled:

- a) Total Site.

Cllr. Shorter reported that the QSPM has been in contact regarding the quotations received and will come back with some guidance. He stated that there had been some interest from local residents interested in the possibility of purchasing properties on the proposed development. It was suggested that a notice be placed in the shop for people to register interest with the Clerk. Cllr. Joslin reported that Nazeing PC own part of the land between the site and St Leonards Road that was thought to belong to ECC. Hopefully the acquisition of the additional land can be negotiated.

9. Items for Discussion:

Cllr. E. Borton raised the subject of the Options and Issues Consultation currently being done by EFDC. It gives the opportunity for the Council to express its views. It was suggested that this be discussed at the next full meeting of the council and that the working party (Cllrs. Frydrych, Joslin, E. Borton and Shorter) that had produced information already sent to EFDC prepare some material for the discussion.

Cllr. D. Borton reported that she had been approached by residents with regards to the proposed development at West Sumners.

The meeting closed at 8.55pm.