

NAZEING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 12th JULY 2012 AT THE LEISURE CENTRE, BUMBLES GREEN, NAZEING, EN9 2SF

MEMBERS PRESENT: C. Shorter, M. Frydrych, D. Joslin, G. Castle, E. Culling and T. Arnold attended as a substitute for Cllr. E. Borton.

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

1. Apologies for absence: Cllrs. D. Borton, E. Borton, G. Skipper and M. Ballard.
(Cllr. T. Arnold attended as a substitute for Cllr. E. Borton)

2. Declarations of Interest: None

3. Approval and Signing of Minutes:

a) Planning Committee Meeting of 28th June 2012 – Approved

4. Enforcement notices/appeals: None

5. Applications:

a) EPF/1155/12 **Mr. B. Smart, Nazeing Park House, Back Lane, Nazeing, EN9 2DN.** Extension of time limit on EPF/1166/09. (Single storey leisure room extension) **No objections.**

b) EPF/1169/12 **Mr. B. Smart, Nazeing Park House, Back Lane, Nazeing, EN9 2DN.** Grade II listed building application for an extension of time limit on EPF/1166/09. (Single storey leisure room extension) **No objections.**

c) EPF/1077/12 **Mr. G. Cavanagh, Little Barn, St Leonards Road, Nazeing, EN9 2HQ.** Extension to existing crossover to form an in/out drive. **No objections. The council support the application on reasons of road safety.**

d) EPF/1108/12 **Mr. G. Wilson, 4, Wheelers Close, Nazeing, EN9 2RA.** Rear and side extension for granny annexe. (Resubmitted application) **Objections as with previous application. 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. Proposed arrangements for parking do not appear to comply with ECC Highway Authority's Development Management Policies DM1 and DM8 and Local Plan Policies ST4 and ST6. The committee commented that there may not be objections to a small extension in line with other properties.**

e) EPF/1183/12 **Mr. & Mrs. R. Day, Hill Top Cottage, Old House Farm, Old House Lane, Nazeing, EN9 2LJ.** Single storey side extension to provide a link between cottage and detached garage. **No objections.**

f) EPF/1187/12 **Mr. G. Di-Piazza, Tovislands, Middle Street, Nazeing, EN9 2LH.** Demolition of existing detached property, construction of new detached 5 bedroom house. **No objections.**

g) EPF/1190/11 **Mr. A. Anderson, 10 Hoecroft, Nazeing, EN9 2RD.** Certificate of lawful development for a proposed rear dormer window in a loft conversion. **No objections in principle but have reservations in respect of the overlooking of properties in Western Road. Have these properties have been notified and have they made objection?**

h) EPF/1134/12 **Mr. L. Kivanc, Frawyn, Middle Street, Nazeing, EN9 2LB.** Application for approval of details reserved by condition 3 'Materials', condition 6 'Tree Protection Plan' condition 7 'Landscape Scheme', condition 10 'Wheel washing' and condition 11 'Site levels' on planning permission EPF/0996/11 (amended application to EPF/1294/10. Demolition of existing bungalow and single storey garage and replacement with two detached houses and associated vehicle parking. To include addition of basements and amendment to window in flank wall of previously approved detached houses) For Information Only. **Noted.**

6. Applications not tabled: None

7. Items for Discussion:

Total Site.

Cllr. Shorter reported that he had received a response from Robert Sweetner, QSPM. Mr Sweetner had reviewed the quotations for contamination reports. He felt that all the tenders were not fully encompassing on their prices and had hidden extras. He commented on the only company offering a soil investigation at the same time as the contamination report. He recommended this as it would save time and money. He requested whether the Council had the statutory information for the site and whether a collateral warranty would be required at a cost of approx £1,000. It was agreed that a warranty would be required and it was thought that the statutory information was available. He stated that his company's fees to oversee the appointed contractor would be £2,250 plus vat but this could reduce if the allotted time was not required. A proposal from Cllr Shorter seconded by Cllr. Frydrych that the Council instruct Mr. Sweetner at a maximum fee of £2,250 was unanimously agreed. Cllr. Shorter reported that Barry Bennett of Hertford Planning Services would be in a position to submit the planning application once the reports are available. Hertford Planning Services will be contacting the Council for the planning fees. When the application is produced approaches will be made to EFDC officers and District Councillors for support.

Chimes Garden Centre.

Cllr. Shorter reported that he had been given a letter and plans by C & P Property Lettings Ltd to pass on to the Council in respect of outline proposal for a development of houses on the site of the Chimes Garden Centre. It was agreed that copies of the letter and plans be made available to councillors and the matter to be discussed at the next meeting.

The meeting closed at 9.05pm.