

NAZEING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 11th OCTOBER 2012 AT THE LEISURE CENTRE, BUMBLES GREEN, NAZEING, EN9 2SF

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

Non-members present: Cllr. M. Marcetic

Also present: Approximately 50 members of the public and Mr. B. Blunden (Clerk to the Council).

1. Apologies for absence: Cllrs. M. Ballard and E. Culling.

2. Declarations of Interest: None

3. 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) **Planning Inspectorate Decision – Appeal dismissed.**

4. Applications:

a) EPF/1695/12 **Mr. G. Wilson, 4 Wheelers Close, Nazeing, EN9 2RA.** Rear and side extension. **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 be overdevelopment and out of keeping with the street scene (DBE10 & CP2) 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.**

b) EPF/1735/12 **Mr. B. Buchan, Rookwood, Back Lane, Nazeing, EN9 2DD.** T1 – Scots Pine – Fell, T2-T17 – Poplars – Selective thin group by felling, T18 – Acer – Reduce weight and sail area. For information only – Works to Trees in Conservation Area. **No objections – leave to the Tree Officer.**

c) EPF/11727/12 **Mr. J. Doe, The Briars, Nursery Road, Nazeing, EN9 2JE.** Proposed double storey rear extension with pitched roof and proposed single storey rear extension with glass pyramid skylight. (Revised Description – Proposed double storey rear extension with pitched roof on first floor level) **No objections.**

d) EPF/1734/12 **Mrs L. Williams & Mrs. D. Davis, Mill House, Betts Lane Nazeing, EN9 2DA.** Extension to the southern elevation of the dwelling and the change of use and adaption of the outbuilding to ancillary residential use. **No objections but a proviso should be that the extension and adaption cannot be used as a separate dwelling or subsequently be disposed of as a separate dwelling.**

e) EPF/1744/12 **Mr. E. Willis, 18 Crownfield, Nazeing, EN10 6QX.** Proposed part single storey, part two storey side extension. **No objections except that it may not be in keeping with the street scene. A proviso should be that it cannot be converted to a separate dwelling at a later date.**

5. Applications not tabled:

a) EPF/0969/12 **Chimes Garden Centre, Old Nazeing Road, Broxbourne, Herts. EN10 6RJ.** Change of use of garden centre site to a mixed use of Horticulture and B1 Business use and the erection of a replacement building for B1 use, together with the retention of existing portacabins and containers for storage use ancillary to B1 use of site. **Application withdrawn by the applicant.**

6. Items for Discussion:

Cllr. Shorter reported that he had just received the Geotechnical Report in respect of the Total Site. Neither he nor Mr. Sweetner had received it in time to study it. The report will be analysed and details will be given to the Council as soon as possible. The report will subsequently be available on the website. Cllr. E. Borton that Veolia had submitted an application in respect of the proposed Fieldes Lock Power Station. He had been present at most of the various consultations and public meetings. Veolia are a large international company and he feels that as such the proposed power station will be built and run to the highest specification. His only concerns that it is next door to an existing power station and another possible development of an anaerobic digester. The three businesses could cause additional traffic and noise. Pollution could possibly affect Nazeing if wind and weather conditions prevail. Objections had been put in respect of these concerns. Cllr. Shorter suggested that the Council should consider a working party in the future to monitor this.

The meeting closed at 8.00pm.