

NAZEING PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 8th NOVEMBER 2012 AT THE LEISURE CENTRE, BUMBLES GREEN, NAZEING, EN9 2SF

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

Non-members present: Cllr. T. Arnold.

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

1. Apologies for absence: E. Culling.

2. Declarations of Interest: None

3. Approval and Signing of Minutes:

a) Minutes of Planning Committee Meeting 25th October 2012 - Approved

4. Enforcement notices/appeals:

a) EPF/1027/12 **Mr. & Mrs. Downes, 1 Pecks Hill, Nazeing, EN9 2NX.** Erection of double garage to front. Appeal against a refusal of a householder application – Written Representations. **Objections as with previous application. 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.**

5. Applications:

a) EPF/1877/12 **Mr. G. Graffato, 15, Elizabeth Close, Nazeing, EN9 2HF.** Certificate of lawful development for an existing use of outbuilding as a residential annex. **There does not appear to be any evidence with the application to prove that has been residential use. Have enquiries been made of neighbours.**

b) EPF/1878/12 **Mr. L. Morcon, 22 Palmers Grove, Nazeing, EN9 2QF.** Certificate of lawful development for a proposed rear dormer window in a loft conversion. **This would appear not to be in keeping with the street scene as these premises are at a junction. This would appear to be overdevelopment.**

c) EPF/1940/12 **Mr. J. Connors, Hall Mead Nursery, Nazeing Road, Nazeing, EN9 2HU.** Change of use of land to a residential caravan site for four Gypsy Traveller families. Site to contain four static caravans, four touring caravans, parking for eight vehicles with associated hardstanding. **Three appeals in relation to this site were the subject of an enquiry held in June and September 2009. The outcome was that the Inspector concluded:**

1. The gypsy site was inappropriate development in the Green Belt and by definition harmful to it. Nevertheless for the reasons which were specified by the Inspector Planning Permission was granted for the use of the land for a mixed use for horticulture and as a private gypsy caravan site but limited to a period of 5 years from 07/12/2009. Since more than 2 years remain unexpired of that period it is considered that the current application is premature.

2. The Applicant claims that the site is in Flood Zone 1 and is therefore not at risk of flooding. This same argument was put forward at the enquiry referred to above but the Inspector found that it is in Flood Zone 3a meaning that there is a high probability of flooding.

3. Broadly the situation has not changed since the Enquiry was held and the development remains inappropriate in the Green Belt.

4. The planning permission granted by the Inspector was subject to a number of conditions but the application contains no confirmation that these have been complied with.

For the reasons set out above this Council strenuously opposes the application.

d) EPF/1949/12 **Mr. C. Clarke, 39 Old Nazeing Road, Nazeing, EN10 6RU.** First floor side extension over existing garage with front and rear dormer windows. Single storey side/rear

extension. Conversion of rear hip to gable. **No objections but have neighbours been informed as it will result in loss of light to their property.**

e) EPF/1919/12 **Mr. J. Colletti, Shottentons Farm, Pecks Hill, Nazeing, EN9 2NY.** Application for approval of details reserved by condition 2 ‘Hard and Soft Landscaping’, condition 3 ‘Hard surfacing’, condition 6 ‘Water Drainage Scheme’, condition 7 ‘Tree Protection Measures’, condition 9 ‘Bat boxes’, condition 10 ‘Reptile Survey’, condition 12 ‘Programme of Archaeological work’, condition 14 ‘Earthworks Method Statement’ and condition 18 ‘Wheel washing’, of planning permission EPF/2338/11 (construction of two blocks of glasshouses of 3.1 ha and 6.2 ha, irrigation reservoir, two buffer tanks, access roads, parking and landscaping). For information only. **This Council has no comments to make about the details of Planning Application EPF/1919/12. However, there are two matters relating to the original approval to EPF/2338/11 that are of particular interest. Condition 16 required the applicant to submit to ECC and fund a formal Right of Way application to extinguish part of Footpath 4 and replace it with a completely new route on the eastern edge of his property. This Council is not aware of any progress on this issue and since it required that the submission be made by March 2013, an appropriate reminder from EFDC to him is appropriate. Could you please confirm that this will be done and advise us of the outcome. The application was subject to a Section 106 Agreement to provide £3,000 to fund a Travel Plan and reinstatement of land. Has this been paid and will a copy of the Travel Plan be provided to this Council?**

f) EPF/1923/12 **Mr. G. Di-Piazza, Tovislands, Middle Street, Nazeing, EN9 2LH.** Application for approval of details reserved by condition 3 ‘Materials’ and condition 6 ‘Flood Risk’ of planning permission EPF/1187/12 (Demolition of existing detached property, construction of new detached 5 bedroom house). For information only. **Noted.**

g) EPF/1974/12 **Mr. W. Pett, Carters Mead, Waltham Road, Nazeing, EN9** Application for approval of details reserved by condition 3 ‘Hard and soft landscaping’ of EF/0770/84 (Residential caravan site for one gypsy family – allowed on appeal) to allow for additional hardstanding to be laid. For information only. **Noted.**

6. Applications not tabled: None

7. Items for Discussion:

Cllr. Shorter informed the meeting that the Topographical Survey had been completed at the Total Site. This had been forwarded to the Planning Architects. The Council were now in a position to submit a planning application subject to the Flood Risk Assessment. Cllr. Jolin proposed that the planning application be submitted. Cllr. Ballard seconded the proposal. This was **resolved**. The question of liaison with residents on the Keyzers Estate and vicinity with regards to possible development at Chimes Nursery. Cllr. Ballard agreed to be responsible for liaison.

The meeting closed at 9.20pm.