

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 22nd October 2015 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Carter, Casey, DiMaria, Evans, Knight.

Also present: Lorraine Ellis (Clerk), 4 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllrs Frydrych, Skipper.

2. Declarations of Interest:

Cllr Casey pecuniary interest planning applications 5d.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 8th October 2015 were approved and signed by the Chairman of Planning with no amendments.

4. Enforcement Notices/Appeals: The following Enforcement Notices/Appeals were noted.

Enforcement Cases Closed

Reference	Address	Breach	Result	Officer
0082/15	Hillgrove Business Park Nazeing Road, Nazeing	Retail use of units and illuminated signage	1	DT
0465/15	Vine Cottage Betts Lane, Nazeing	Caravans on site for human habitation	2	DT
0343/15	St Leonards Farm, St Leonards Road, Nazeing	Breach of conditions re signage	2	SH
0339/15	Land rear, 1 Old Nazeing Road Nazeing	5m mobile phone antenna erected	2A	JG

Result

1 = Planning Permission Granted

2 = No Breach of Planning Control revealed

2a= No Breach Permitted Development

The following Appeal has been received:

Application No: EPF/0206/14

Officer: Jill Shingler

Applicant Name: BDG Partners Ltd

Location: Chimes Garden Centre Old Nazeing Road Broxbourne Essex EN10 6RJ

Details of Appeal: Demolition of existing garden centre/commercial buildings and erection of 43 dwellings with associated parking and landscaping

Appeal Received: 6-Oct-2015

Appeal Type: an Informal Hearing

Reason for Appeal: Against a Refusal

Resolved - no objection and the Council supports the application.

5. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/1690/15 **Officer:** Graham Courtney

EFDC are re-consulting as the applicant has revised their proposal.

Resolved – it appears to be a retrospective planning application because it is evident that the houses have already been built. The Council strongly objects to the application, on the following grounds:

i) it is totally out of keeping with the other properties in the area

ii) the properties have an adverse effect on the neighbouring properties

iii) the applicant has totally ignored the terms of his original permission and has failed in many respects to comply with the approved plans.

iv) the Council had raised no objection to the original plans as they were in keeping with the surrounding properties but would have most strongly objected to the revised plans if they had been produced originally
v) the Council also asks if any enforcement action has been taken by EFDC

(b) Application No: EPF/2353/15 **Officer:** Graham Courtney
Applicant Name: Mr D Barden
Location: 28 Allmains Close Nazeing Waltham Abbey EN9 2LX

Proposal: TWO STOREY SIDE, SINGLE STOREY REAR AND SINGLE STOREY FRONT EXTENSION.

Resolved – no objection.

(c) Application No: EPF/2367/15 **Officer:** Steve Andrews
Applicant Name: Mr Joe McNamara
Location: 13 Allmains Close Nazeing Essex EN9 2LX

Proposal: Demolish detached garage and build 2 storey side extension and single storey rear extension.

Resolved – no objection but it was noted that the proposed extension is being built over a drain and manhole cover.

(d) Application No: EPF//2447/15 **Officer:** James Rogers
Applicant Name: Mr Tom Casey
Location: Old Mill House Betts Lane Nazeing EN9 2DA

Proposal: Proposed replacement entrance gates, new piers and wall.

Resolved – no objection.

6. Planning matters not tabled: None

7. Information Items and other items for next agenda:

Some information has been received about Proposed Workers Accommodation at Tomworld Limited, Shottentons Farm, Pecks Hill, Nazeing. The Clerk to confirm the Council's response in consultation with Simon Hill (EFDC).

8. Date of next meeting of Planning Committee. 12th November 2015, 7:30pm.

Meeting closed at 7:57pm.

Signature of Chairman:

Date: