

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 12th November 2015 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Carter, Casey, Culling, Evans, Frydrych, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk), 5 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllrs DiMaria, Knight.

2. Declarations of Interest:

Cllr Shorter pecuniary interest in 6a and non pecuniary interest in all planning applications and appeals.

Cllr Frydrych non pecuniary interest 6a, 6e, 6f and 6g.

Cllr Arnold non pecuniary interest 9a.

Cllr Evans non pecuniary interest 9a.

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 22nd October 2015 were approved and signed by the Chairman of Planning with no amendments.

4. Communications:

a) Email received from Mr Ellerbeck. In his submission for his planning appeal, it is intended to provide a sum of £500,000 to EFDC/Parish Council in lieu of providing affordable housing off-site. Mr Ellerbeck would rather promote some local community projects and to spend the £500,000 or at least some of it, in the Nazeing area. To consider suitable Community Projects.

Cllrs to submit suggestions to the Clerk by 19/11/15, these will be circulated before the next Full Council meeting and the item included on the agenda.

b) For noting. Sports & Creativity Award, poster on noticeboard & EFDC website.

c) For noting. Diversion of Footpath 3. Public notice on main noticeboard.

d) Email from Mr Hayhurst, letter and related drawings sent on behalf of Tomworld Limited. The Council has noted the communication and await a formal planning application.

5. Enforcement Notices/Appeals: To following appeals were considered.

- (a) **Application No:** EPF/2000/15 **Officer:** Graham Courtney
Applicant Name: Mrs Pam Burton
Location: Hillside Nursery Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ

Details of Appeal: Erection of single dwelling and demolition of existing agricultural buildings

Reason for Appeal: Against a Refusal

It was noted that there was no objection when considered at a previous planning meeting.

Resolved – no objection and continue to support the application.

- (b) **Application No:** EPF/0962/15 **Officer:** Steve Andrews
Applicant Name: Mr Gary Berry
Location: Osborne Nazeing Road Nazeing Essex EN9 2HU

Details of Appeal: Prior approval application for change of use from Agricultural building to residential.

Reason for Appeal: Against a Refusal

It was noted that there was no comment when considered at a previous planning meeting, as a PN, however, the Council requested that the present use of the building is investigated & evidence is required to show that the building is being used as an agricultural building.

Resolved – no comment on the appeal, save that the Council requests that confirmation is provided that the building is used for agricultural purposes.

6. Planning Applications: To following applications were considered:

- (a) **Application No:** EPF/2538/15 **Officer:** James Rogers
Applicant Name: Mr C Shorter
Location: Ridge House Hoe Lane Nazeing Waltham Abbey EN9 2RJ

Proposal: Proposed first floor extension with erection of front and rear dormer windows.

Cllr Shorter left the room for the duration of discussion on this planning application.

A resident (neighbour) spoke against the application. Concerned that Ridge House already over shadows her property and this shadowing would increase. A number of planning applications has increased the size of Ridge House over a number of years. Privacy issue. Additional windows would affect the privacy of the neighbour.

Proposed that there is no objection to the application providing that any windows that are over-looking the neighbouring property are obscured.

It was noted that Cllr Frydrych abstained from voting.

Resolved – no objection providing that there is obscure glass on any windows facing the neighbouring property.

- (b) **Application No:** EPF/2388/15 **Officer:** Steve Andrews
Applicant Name: Mr Stuart Stinson
Location: Sylvan Lodge Middle Street Nazeing Waltham Abbey EN9 2LQ

Proposal: Erection new front and side wall incorporating new gates. (i) Wall 1m high with brick piers 1.8 high and infilled with decorative metal railings. (ii) Automated sliding gate on each entrance set 5 metres back from the foot path.

Resolved – no objection.

- (c) **Application No:** EPF/2523/15 **Officer:** James Rogers
Applicant Name: Mr Philip Corbisiero
Location: Emerald Riverside Avenue Nazeing Waltham Abbey EN10 6RD

Proposal: Two storey rear and side extensions. New first floor level internal alterations.

Resolved – no objection providing that there is obscure glass on any windows facing the property at the rear.

- (d) **Application No:** EPF/2548/15 **Officer:** Graham Courtney
Applicant Name: Mr Kevin Ellerbeck
Location: Hillview St Leonards Road Nazeing Waltham Abbey EN9 2HQ

Proposal: Demolition of existing house and erection of 2 two bedroom flats and 4 one bedroom flats. The 3 ground floor flats to be provided for disabled residents and their families.

Mr Ellerbeck addressed the meeting. He covered the details of the application and stated that he believes that there is a need for accommodation of this type in the area.

It was noted that the Council assumed that EFDC have advised the neighbouring properties of the application.

Resolved – no objection and fully support the application, subject to a condition being placed on the 3 ground floor flats that they are for disabled people.

- (e) **Application No:** EPF/2589/15 **Officer:** Steve Andrews

Applicant Name: Mr Ted Barnham
Location: Oakley Hall Hoe Lane Nazeing Waltham Abbey EN9 2RN

Proposal: Conversion of redundant commercial building into residential dwelling.

Resolved – no objection.

These are provided for information only, EFDC do not normally accept comments on these applications.

(f) Application No: EPF/2387/15 **DRC Officer:** Jill Shingler
Applicant Name: Ms Kathryn Mansi
Location: Oakley Hall Hoe Lane Nazeing Waltham Abbey EN9 2RN

Proposal: Application for approval of details reserved by condition 2 'materials', 3 'foul drainage disposal', 4 'ground source heat pumps', 5 'flood risk assessment', condition 13 'Wheel washing', condition 15 'tree protection measures' and condition 16 'hard and soft landscaping' on planning application EPF/1907/10 (Demolition of derelict glasshouse and sundry structures, erection of 50 bed care home with associated ancillary parking and landscaping. (Revised application from EPF/0081/10)).

Resolved – no comment.

(g) Application No: EPF/2394/15 **DRC Officer:** Jane Gravelle
Applicant Name: Ms Kathryn Mansi
Location: Oakley Hall Hoe Lane Nazeing Waltham Abbey EN9 2RN

Proposal: Application for approval of details reserved by condition 9 'contaminated land phase 1', 10 'contaminated land phase 2', 11 'approval of remediation scheme' and 12 'approval of verification report' on planning application EPF/1907/10 (Demolition of derelict glasshouse and sundry structures, erection of 50 bed care home with associated ancillary parking and landscaping. (Revised application from EPF/0081/10)).

Resolved – no comment.

(h) Application No: EPF/2595/15 **DRC Officer:** Steve Andrews
Applicant Name: Mr Salvatore Orlando
Location: Halston Nursery Hoe Lane Nazeing Essex EN9 2RJ

Proposal: Application for Approval of Details Reserved by Conditions 3 'drainage details' and 4 'flood risk assessment' on planning application EPF/1447/15 (Demolition of existing glasshouse and erection of replacement).

Resolved – no comment.

(i) Application No: EPF/2625/15 **TPX Officer:** Robin Hellier
Applicant Name: not stated
Location: Little Dormers Middle Street Nazeing Waltham Abbey Essex EN9 2LW

Proposal: Nazeing & South Roydon Conservation area. T1- Willow - 3 trunks coming from same stump. Fell to ground level.

Resolved – no comment, but should be referred to the District Council's Tree Officer.

(j) Application No: EPF/2627/15 **DRC Officer:** Graham Courtney
Applicant Name: Mr Richard Potticary
Location: Dobbs Weir Lockhouse Riverside Road Dobbs Weir Hoddesdon Herts EN11 0BL

Proposal: Application for approval of details reserved by condition 3 'Disposal of rainwater of rainwater' of planning permission EPF/1063/15 (Two storey extensions to the north and south of the property).

Resolved – no comment.

7. Amended Planning Applications: To following application was consider:

(a) Application No: EPF/2085/15 **Officer:** Graham Courtney
Location: King Harolds Head Public House, Bumbles Green Lane, Nazeing, Essex

Amended plans received by EFDC.

Resolved – no objection.

8. Planning matters not tabled: None

9. Financial Matters.

a) The request by Nazeing Adult Football Club to refund expenditure, was re-considered as questions had arisen over pitch rent paid.

All Cllrs were in agreement and it was resolved to refund the expenditure, as resolved at the meeting on 22/10/15. However, the Clerk to include a covering letter stating that the Adult teams were given a discount in pitch rent, yet Mr Harris failed to disclose this information.

It was noted that Cllrs Evans & Arnold abstained from voting.

10. Information Items and other items for next agenda:

None

11. Date of next meeting of Planning Committee. 26th November 2015, 7:30pm.

Meeting closed at 9:24pm.

Signature of Chairman:

Date: