

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 28th January 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 11 Members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllr Joslin advised he would be late arriving.

2. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllrs Frydrych, Skipper and Culling non pecuniary interest in planning application 5b.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 14th January 2016 were approved and signed by the Chairman of Planning with no amendments.

4. Enforcement Notices/Appeals:

The following Enforcement Cases (closed) were noted.

Reference	Address	Breach	Result	Officer
0374/15	King Harold Head PH Bumbles Green, Nazeing	Works to enclose beer garden and large roof structure	1	SH
0540/15	83 Old Nazeing Road Nazeing	Erection of stables	2a	JG
0271/14	Chimes Garden Centre Old Nazeing Road, Nazeing	Untidy land	3	SH

Result

1 = Planning Permission Granted

2a= No Breach Permitted Development

3 = Breach Ceased

5. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/0020/16 **Officer:** Robin Hellier

Applicant Name: Mr Howard Elston

Location: 41 Highland Road Nazeing Waltham Abbey Essex EN9 2PT

Proposal: TPO/EOF/22/83/T1: Lime Tree. To remove lower branches & reduce height of tree

Resolved – No objection but should be referred to the District Council’s Tree Officer to ensure no damage to the tree.

(b) **Application No:** EPF/2973/15 **Officer:** Graham Courtney

Applicant Name: Mr & Mrs Delaney

Location: Devoncot Carthegena Estate Nazeing Waltham Abbey Essex EN10 6TA

Proposal: Removal/variation of conditions 1 and 2 on planning application EPF/2411/11 (Use of site for private gypsy/traveller site for one family comprising two mobile homes, two touring caravans and utility building).

Cllr Frydrych left the meeting for the duration of the discussion on this planning application.

It was noted that Cllr Culling & Skipper abstained from voting.

Resolved – object to the application to the removal of the conditions.

(c) Application No: EPF/3106/15 **Officer:** Steve Andrews

Applicant Name: Mrs Laura Raven

Location: 4 Tatsfield Houses St Leonards Road Nazeing Waltham Abbey EN9 2HL

Proposal: Demolition of conservatory and the construction of 2 storey front, side and rear extension.

Resolved – no objection.

This is provided for information only, EFDC do not normally accept comments on these applications.

(d) Application No: EPF/3254/15

DRC Officer: Steve Andrews

Applicant Name: Mr Stuart Stinson

Location: Sylvan Lodge Middle Street Nazeing Waltham Abbey EN9 2LQ

Proposal: Application for Approval of Details Reserved by Condition 3 'tree protection' on planning application EPF/2388/15 (Erection of new front and side wall incorporating new gates. (i) Wall 1m high with brick piers 1.8m high and infilled with decorative metal railings. (ii) Automated sliding gate on each entrance set 5m back from the footpath).

Resolved – no comment.

6. Fernbank Nursery Site, Lower Nazeing - Alex Wilson

To discuss the site with the Parish Council in advance of preparing and submitting a planning application.

Alex Wilson explained that his role is engaging with the community. There would be a Public consultation exhibition to obtain local resident feedback, advertised by door to door leaflets, notice in the local paper & on noticeboards. Steve Allan (from Stallan the developer) spoke about the interest on the site. Ed Kemsley (from Peacock and Smith Planning Consultants) explained that the site's use as a greenhouse is greatly reduced, it is the old type of greenhouse (been there 70 years). Wish to develop as a residential site but it is in the Green Belt. As part of the process, highway implications, drainage, flood risk, contamination will all be considered.

The Cllrs suggested the developers should talk to EFDC about issues identified on previous developments in Nazeing. The proposed access route is already congested and would probably not be acceptable. The impact on the local school must be considered. It is believe that under current policy, the site is returned to Green Belt and / or other greenhouse owners have an opportunity to purchase the site. Consideration must be given to what Nazeing would get out of the development - starter home site, other facilities which could be provided for the residents of Nazeing?

The Clerk to circulate copies of the proposed residential development plan to Cllrs, Cllrs to send any further comments to Alex Wilson.

7. Information Items and other items for next agenda:

Information Items:

a) EPF/2295/14 Homefield Nursery Meadgate Road - EFDC advised that the Public Inquiry has been cancelled as the Appeal has been withdrawn.

8. Date of next meeting of Planning Committee. 11th February 2016, 7:30pm.

Meeting closed at 8:11pm.

Signature of Chairman:

Date: