

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 24th September 2015 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 10 members of the Public, 1 member of the press.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllrs Knight, Shorter.

2. Declarations of Interest:

Cllr Frydrych non pecuniary interest in planning application 5a, 5b & 5d.

Cllr DiMaria non pecuniary interest in planning application 5a.

Cllr Evans non pecuniary interest in planning application 6b.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 10th September 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
0238/14	Millbrook Industrial Estate Hoe Lane (Unit2), Nazeing	Breach of conditions EPF/1249/00 re; working outside of unit	2	SH
0239/14	Millbrook Industrial Estate Hoe Lane (Unit 2)	Breach of conditions EPF/1249/00 re: hours of work	2	SH
0322/15	2 Farm Cottages Waltham Road, Nazeing	Building of rear extension EPF/1205/12 expires 28/8/15	2	JG
0432/15	66 – 70 Western Road Nazeing	EPF/0128/15 not as plans being built too high	2	DT
0400/15	Sylvan Lodge Middle Street, Nazeing	Business run from property	2	SH
0258/15	1 Banes Down Nazeing	EPF/0363/13 not as plans and conditions not discharged	3	DT

Result

2 = No Breach of Planning Control revealed

3 = Breach Ceased

5. Planning Applications:

Cllr Joslin took the opportunity to thank the Councillors for attending the Area Planning Sub-committee West meeting on 16/09/15 and advised the Council of a letter of thanks from Mr Ellerbeck thanking Cllr Joslin & his fellow Councillors for their support.

Cllr Joslin also expressed his thanks to Cllr Knight for her support of the application relating to Unit 61 Hillgrove Business Park which was also on the Sub-committee agenda.

The following applications were considered:

(a) Application No: EPF/ 1990/15 **Officer:** Graham Courtney
Applicant Name: Mr S King
Location: Presdale Farm House Hoe Lane Nazeing Waltham Abbey EN9 2RJ

Proposal: Removal of existing agricultural building and erection of two detached dwelling houses with detached garages.

Resolved – no objection.

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

Proposal: Erection of single dwelling and demolition of existing agricultural buildings.

Resolved – no objection.

(c) Application No: EPF/2007/15 **Officer:** Graham Courtney
Applicant Name: Mr & Mrs Ball
Location: 49 Old Nazeing Road Nazeing Waltham Abbey Essex EN10 6RW

Proposal: Demolition of existing garage in curtilage of Old Nazeing Road and erection of new two bedroom chalet with parking and amenity space.

Resolved – no objection provided that the height of the chalet is no higher than the existing structure as it overlooks neighbouring gardens and subject to frosted windows installed as necessary (dormer window).

(d) Application No: EPF/2013/15 **Officer:** Steve Andrews
Applicant Name: Mr Mark Ford
Location: Perry Hill Farm Perry Hill Nazeing Waltham Abbey EN9 2LL

Proposal: Erection of detached stable block.

Resolved – no objection.

(e) Application No: EPF/2015/15 **Officer:** James Rogers
Applicant Name: Mr Terry Deehan
Location: 2 Middle Street Nazeing Essex EN9 2LD

Proposal: Conversion of existing bungalow into 2no detached dwellings. Small Frontal extension and partial demolition to achieve separation. Raise ridge height and erect front dormer windows

Resolved – no objection.

(f) Application No: EPF/2085/15 **Officer:** Graham Courtney
Applicant Name: Mr Jack Yiacommi
Location: King Harolds Head Public House Bumbles Green Lane Nazeing Essex EN9

Proposal: Side extension and alterations, glazing to existing front porch, reroofing and cladding of rear lean to, decking to front elevation and installation of solar panels to front main roof plus table store cover to rear.

Resolved – no objection.

(g) Application No: EPF/2208/15 **Officer:** Steve Andrews
Applicant Name: Mr & Mrs Brindley
Location: Buttfield Betts Lane Nazeing Essex EN9 2DB

Proposal: Single storey oak framed extension

Resolved – no objection.

(h) Application No: EPF/2268/15 **TPX Officer:** Robin Hellier
Applicant Name: Mrs V O'Kane
Location: Stokeford Sibley Row Common Road Roydon Harlow Essex EN9 2DG

Proposal: NAZEING AND SOUTH ROYDON CONSERVATION AREA:

Ash - Remove branches overhanging Highway and reduce tree by 1/3, Juniper – Remove, Scotts Pine - Remove and Replace, Malus - Remove and Replace, Row of Conifers - Remove

Resolved – no comment.

6. Diversion of Footpaths at Nazeing: The following diversions were considered:

(a) Footpath 3: Highways Act 1980 Section 119. Essex County Council intend to make an Order to divert part of Footpath 3 at Presdale Farmhouse, Nazeing. Plan circulated before the meeting. The applicant would like to make a minor change to the route of the path, diverting it from its current line across the grounds of the property to an alternative route to the north around the property perimeter.

Resolved – no objection.

(b) Footpath 10: Town & Country Planning Act 1990. Essex County Council intend to make an Order to divert part of Footpath 10 Nazeing. Plan circulated before the meeting. Valley Grown Salads have acquired, under Planning Permission EPF2350/13, glass house extension and ancillary works at Paynes Lane, Nazeing which will require the diversion of the Footpath. The path will be re-routed around the existing lakes to the south and west.

Resolved – no objection provided that suitable protective fencing is placed alongside the existing lakes.

7. Application for New Premises licence: The following application was considered from EFDC: that under the Licensing Act 2003 the Licensing Unit has received an application online for a New Premises licence.

Applicant: Nazeingbury News

Address of premises: 12 Nazeingbury Parade, Nazeing Essex EN9 2JL

Licensable Activities:

1) Sale of alcohol. -08.00 – 23.00 Monday - Sunday

Consultation Start: Wed 9th Sept 2015 & Consultation End: Tue 6th October 2015

One letter received by the Council from Mr Karadag whose comments were noted.

Resolved – no objection.

8. Planning matters not tabled: None.

9. Information Items and other items for next agenda:

Items for next agenda:

(a) **Application No:** EPF/2009/15 **Officer:** Dominic Duffin

Applicant Name: Mr G Abella

Location: Land off St Leonards Road Nazeing Essex EN9 2HN

10. Date of next meeting of Planning Committee. 8th October 2015, 7:30pm.

Meeting closed at 8:28pm.

Signature of Chairman:

Date: