

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th April 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Frydrych (Chairman), Arnold, Casey, DiMaria, Shorter.

Also present: Lorraine Ellis (Clerk).

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Joslin, Carter, Evans, Gross.

2. Public participation: None.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Arnold non pecuniary interest in 7k planning application.

Cllr Frydrych non pecuniary interest in 7d, 7g, 7h, 7j, 7k & 8a planning applications.

Cllr DiMaria non pecuniary interest in 7b & 8a planning applications.

4. Approval and signing of minutes:

a) The minutes of the meeting of the Planning Committee held on 24th March 2016 were approved and signed by the Chairman of Planning with the following amendment. Item 3 amended as follows "Cllr Frydrych non pecuniary interest in 6f & 6g planning applications" not 5f & 5g as recorded.

5. Communications: Items a) to c) were noted.

a) Spinal Injuries Association. Request to help support fund raising activity. Will display on noticeboard/s as space allows.

b) Essex Air Ambulance. Request to help support 2 fund raising activities. Will display on noticeboards as space allows.

c) EFDC advised about PCC elections. As notices received, will be displayed.

6. Enforcement Notices/Appeals:

The following Enforcement Case (closed) was noted.

| Reference | Address | Breach | Result | Officer |
|-----------|--|---|--------|---------|
| 0637/15 | Valley Grown Nursery Paynes Lane, Nazeing | Breach of condition 4 of EPF/2350/13 wheel washing | 3 | CM |

Result

3 = Breach Ceased

The following planning appeal was considered:

Application No: EPF/3158/15 **Officer:** Graham Courtney **Applicant Name:** Mr A Sagesse

Location: Nonsuch Cottage Back Lane Nazeing Waltham Abbey EN9 2RS

Details of Appeal: Extensions to and Conversion of Double Garage to form a Two bedroomed self-contained Granny Annexe to Nonsuch Cottage

Reason for Appeal: Against a Refusal

Resolved – this Council has no objection.

7. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/0563/16

Officer: Nicola Dawney

Applicant Name: Mr A Quinn

Location: 61 North Street Nazeing Waltham Abbey EN9 2NH

Proposal: Conversion and subdivision of detached six bedroom house to create 1no. four bed and 1no. 3 bed dwellings.

Resolved – no objection.

(b) Application No: EPF/0512/16 **Officer:** Graham Courtney

Applicant Name: Mr A Faranda

Location: Leabank Nursery Sedge Green Roydon Essex CM19 5JR

Proposal: Demolition of Existing Building and Extension of Existing Packing Shed over Existing Cold Store.

Resolved – no objection provided that it is used in connection with the existing nursery and subject to a condition if the nursery ceases and change of use is required, then planning permission must be sought.

(c) Application No: EPF/0630/16 **Officer:** James Rogers

Applicant Name: Mr & Mrs D Little

Location: 77 Western Road Nazeing Waltham Abbey EN9 2QH

Proposal: Single storey rear extension.

Resolved – no objection.

(d) Application No: EPF/3256/15 **Officer:** Graham Courtney

Applicant Name: Mr Joseph Kenneth O'Connor

Location: Oak Tree Farm Paynes Lane Nazeing Waltham Abbey EN9 2EY

Proposal: Stationing of temporary mobile home for agricultural worker.

Resolved – object as no justification for accommodation to be provided for an agricultural worker.

(e) Application No: EPF/0783/16 **TPO Officer:** Robin Hellier

Applicant Name: c/o agent

Location: 12 Wheelers Green Middle Street Nazeing Waltham Abbey Essex EN9 2LF

Proposal: TPO/EPF/23/83. Ash leaved maple (T1 on plan) 20% reduction & crown clear.

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

(f) Application No: EPF/0699/16 **TPO Officer:** Robin Hellier

Applicant Name: Mr Paul Violet

Location: Springs Hoe Lane Nazeing Waltham Abbey Essex EN9 2RB

Proposal: TPO/EPF/11/75 T4 Ash. 30% crown reduction & dead wooding.

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

(g) Application No: EPF/0706/16 **Officer:** Jill Shingler

Applicant Name: Mr James Connors

Location: Hallmead Nursery Nazeing Road Nazeing Waltham Abbey EN9 2HU

Proposal: Application for variation of conditions 1,2 and 3 on planning application EPF/1542/14 (Application for the permanent change of use of land to a residential caravan site for four Gypsy/Traveller families, to contain four static caravans, four touring caravans, four Utility/Dayrooms and parking for 8 vehicles and associated hardstanding) to enable revised layout, additional residents and 8 static caravans and 8 touring vans.

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

Resolved – the Council objects to the application in accordance with Government guidelines in relation to concentration of Traveller sites. The Parish of Nazeing already has a high concentration of Traveller sites and possibly more than any other Parish in Epping Forest. Due to the proposed increase in usage, it would not be possible to satisfactorily police the site.

(h) Application No: EPF/0717/16 **Officer:** James Rogers
Applicant Name: Mr T Marshall
Location: Greenleaves Caravan Park Hoe Lane Nazeing Waltham Abbey EN9 2RG

Proposal: Demolition of existing Bungalow and the erection of a replacement one and a half storey dwelling.

Resolved – no objection.

(i) Application No: EPF/0769/16 **Officer:** Nicola Dawney
Applicant Name: Mrs Woods
Location: 46 Shooters Drive Nazeing Essex EN9 2QD

Proposal: Demolish existing rear extension and decking, erect new single storey rear extension and decking

Resolved – no objection, subject to obscure glass windows being installed as necessary.

(j) Application No: EPF/0641/16 **OUT Officer:** Graham Courtney
Applicant Name: Mr John Payne
Location: Broxlea Nursery Nursery Road Nazeing Waltham Abbey EN9 2JE

Proposal: Outline planning consent with all matters reserved for Self-Build Scheme for 9 houses in accordance with the Self-Build Act 2015.

Resolved – no objection but if permission is granted it be subject to a condition that a fence is installed to restrict access to the gravel pit for safety reasons and also to look at safety features for the proposed pond.

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

(k) Application No: EPF/0583/16 **DRC Officer:** Graham Courtney
Applicant Name: Mr D Brown
Location: Camps Hoe Lane Nazeing Essex EN9 2RG

Proposal: Application for approval of details reserved by condition 2 'materials' on planning application EPF/2756/15 (Re-instate previous vehicular crossover, gates, railings and driveway, erection of car port for Camps House).

Resolved – no comment.

(l) Application No: EPF/0603/16 **DRC Officer:** Jane Gravelle
Applicant Name: BRB Management
Location: Land at Church Farm Back Lane Nazeing Waltham Abbey EN9 2DD

Proposal: Application for Approval of Details Reserved by Condition 8 'contaminated land phase 1' (The removal of a barn, outbuildings and mobile home and the construction of a two storey, two bedroom dwelling)

Resolved – no comment.

(m) Application No: EPF/0720/16 **CLD Officer:** Mavis Bird
Applicant Name: Mr P Harwood
Location: Linden House Riverside Avenue Nazeing Waltham Abbey EN10 6RA

Proposal: Certificate of Lawful Development for proposed garage conversion, erection of front porch, insertion of 2 high level windows to side elevation to non habitable rooms.

Resolved – no comment.

(n) Application No: EPF/0600/16 **Officer:** Steve Andrews
Applicant Name: BRB Management
Location: Land at Church Farm Back Lane Nazeing Waltham Abbey EN9 2DD

Proposal: Application for Approval of Details Reserved by Condition 16 'phase 1 habitat survey' on planning application EPF/1287/15 (The removal of a barn, outbuildings and mobile home and the construction of a two storey, two bedroom dwelling)

Resolved – no comment.

This is provided for information only, EFDC cannot accept comments on this application.

(o) **Application No:** EPF/0646/16 **TPX** **Officer:** Robin Hellier
Applicant Name: Mr/Mrs Marc/Simona Eastlake
Location: The Old School House Bumbles Green Nazeing Essex EN9 2SD

Proposal: Nazeing + South Roydon Conservation Area. Application to fell Lawsan Cypress, Laurel, Mulberry & Apple Tree. Replanting new trees in different positions.

Resolved – no comment.

8. Amended Planning Applications: The following application was considered:

(a) **Application No:** EPF/3201/15 **Officer:** James Rogers
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 and the Council supports the application.

9. Information Items and other items for next agenda:

(a) District Cllr Bassett advised from ECC that the bottom part of Hoe Lane will be resurfaced 23 June.

The Clerk to write to District Cllr Bassett to thank him for his work and also to write a letter of thanks to EH once the final work on Hoe Lane has been completed.

(b) Mike King has passed away recently, the Council expressed appreciation for all his work with animals and offer sincere condolences to his family & friends.

10. Date of next meeting of Planning Committee. 28th April 2016, 7:30pm.

Meeting closed at 8:50pm.

Signature of Chairman:

Date: