

NAZEING PARISH COUNCIL

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

Members present: Cllrs Joslin (Chairman), Carter (part of meeting), DiMaria, Evans, Frydrych, Gross, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk), 6 members of the Public, with a further 9 joining the meeting part way through.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Casey, Culling.

2. Public participation:

Cllr Joslin advised that participation would be included at the appropriate item.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Frydrych non pecuniary interest in 6c planning application.

Cllr Joslin non pecuniary interest in 7 & 8 planning applications.

Cllr Evans non pecuniary interest in item 10.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 9th June 2016 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

The following Enforcement Notices were noted.

Reference	Address	Breach	Result	Officer
0287/13	Sedgeway Nursery Sedge Green, Nazeing	Gypsy sited developed	1a	CM
0227/16	Highbury House Laundry Lane, Nazeing	Building erected in rear garden	2a	CM

Result:

1a= Planning Permission Granted on appeal

2a= No Breach Permitted Development

6. Planning Applications: The following applications were considered:

(a) Application No: EPF/1354/16 Officer: Graham Courtney

Applicant Name: Ms Maria McShane

Location: Land Beside The Willows, Sedge Green, Nazeing, Essex, EN9 2PA

Proposal: Erection of two detached four bedroom houses each with a detached double garage and additional car parking served by a shared drive.

Resolved – no objection, providing there are no highway issues.

(b) Application No: EPF/1434/16 A Officer: James Rogers

Applicant Name: Mrs Wendy Weir

Location: All Saints Church, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Advertisement consent for proposed church notice board.

Resolved – no objection.

(c) Application No: EPF/1436/16 **Officer:** James Rogers
Applicant Name: Mr Tom Casey
Location: Mill House, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Retrospective planning application for the erection of entrance gates, new piers and wall.

Resolved – no objection, the Council fully supports the application.

(d) Application No: EPF/1232/16 **Officer:** Jill Shingler
Applicant Name: Mr Kevin Ellerbeck
Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Demolition of existing Garden Centre/Commercial Buildings and erection of 17 (16, 6 bed and 1, 4 bed) dwellings with associated parking and landscaping.

Resolved – no objection, the Council fully supports the application.

(e) Application No: EPF/1477/16 **Officer:** Graham Courtney
Applicant Name: Mr John O'Connor
Location: Woodside Barn, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY

Proposal: Proposed Erection of 3 no. Detached Dwellings on existing residential plot.

Resolved - The Council objects to the application on the grounds that the proposed development is not appropriate in the Green Belt and there are no very special circumstances that are sufficient to outweigh the harm to the Green Belt which would result from the development, contrary to policy GB2A.

(f) Application No: EPF/1478/16 **Officer:** Nicola Dawney
Applicant Name: Mr Steve Crone
Location: Marshgate Farm, Nazeing Road, Nazeing, Waltham Abbey EN9 2JD
Proposal: Conversion of barns into 3 dwellings.

Resolved – no objection.

(g) Application No: EPF/1493/16 **Officer:** Graham Courtney
Applicant Name: Mr John Payne
Location: Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Outline Application for 7 no. Self-Build Houses in accordance with Housing & Planning Act 2016 and 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.

(h) Application No: EPF/1409/16 **DRC Officer:** Graham Courtney
Applicant Name: Mr & Mrs Burton
Location: Hillside Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for approval of detail reserved by condition 2 'drainage details' on planning application EPF/0139/15 (Prior approval of proposed change of use of Agricultural Buildings to residential use (Use Class C3))

Resolved – No comment.

(i) Application No: EPF/1421/16 **DRC Officer:** Jane Gravelle
Applicant Name: Mr & Mrs Burton
Location: Hillside Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for approval of detail reserved by condition 3 'contaminated land phase 1' on planning application EPF/0139/15 (Prior approval of proposed change of use of Agricultural Buildings to residential use (Use Class C3))

Resolved – No comment.

(j) Application No: EPF/1623/16 **PDE Officer:** Jill Shingler

Applicant Name: Laurence Hamilton
Location: 15 Pound Close, Nazeing, Essex, EN9 2HR

Proposal: Prior approval for proposed 6m deep single storey rear extension, height to eaves 3m and maximum height 3m.

Resolved – no comment providing immediate neighbours have been notified and that no objections have been received from them.

7. Revised Planning Application: The following application was considered:

Application No: EPF/0661/16 **Officer:** Graham Courtney
Applicant Name: Ms Nikki Ward
Location: Pentonville Lodge Stables Waltham Road Nazeing Waltham Abbey Essex EN9 2LU
Proposal: Proposed additional stables, staff facilities and equipment storage including onsite accommodation.

Cllr Joslin left the meeting for the duration of the discussion on this planning application and item 8.

Resolved – no objection but if permission is granted it be subject to a condition that the dwelling is only used for worker/s employed at the stables.

8. Pre-application submission: Jamesmead Long Green Waltham Road Nazeing. To consider the pre-application submission EF\2016\ENQ\00664.

Resolved – no objection in principle but subject to a reduction in the number of dwellings from 9 to 6. Further, the houses should not be in front of the existing building line of the other residential properties on Long Green, Waltham Road.

9. Breach of Conditions at former mushroom farm, Laundry Lane. PG

Planning consent was given for light industrial use and standard operating hours. However, there has been increased industrial use and operating outside the standard hours. Despite residents complaining to EFDC, nothing appears to be done by them. It was noted that Cllr Gross has written to EFDC and no reply has been received from EFDC within the required 8 days.

It was resolved that the Clerk write to EFDC, copy Eleanor Laing and include County Councillor Jackson, with details to be provided by Cllr Gross.

10. St. Leonards Road Development.

Application No: EPF/0937/16 **Officer:** Graham Courtney
Applicant Name: Mr G Abella
Location: Land off St Leonards Road, Nazeing, Essex, EN9 2HN

Request by the applicant to re-consider resolution made on 09/06/2016.

It was resolved that the council is unable to re-consider the request, since the Council's Standing Orders provide that "a resolution shall not be reversed within six months ...".

11. Information Items and other items for next agenda:

- a) Details regarding the public consultation at Fernbank Nursery site in Lower Nazeing to be added to the website.
- b) Item for the next agenda: To discuss the number of traveller sites in Nazeing and the steps which should be taken to avoid any further increase. MF

12. Date of next meeting of Planning Committee. 14th July 2016, 8:00pm
Meeting closed at 8:40pm.

Signed by the Chairman:

Date: