

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 4th August 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 4 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Casey, Skipper.

2. Public participation:

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

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications and pecuniary interest in 6c planning application.

Cllr Frydrych non pecuniary interest in 6c planning application.

4. Approval and signing of minutes:

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

5. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
0490/15	Silverdale Nursery Hoe Lane, Nazeing	EPF/2908/14 not built to plans	1	DT
0229/16	3 Langfield Close Nazeing	EPF/2736/15 not built as plans to close to the boundary	2	JG
0604/15	Chequers 40 Middle Street, Nazeing	High fence erected adjacent to the highway	3	SH

Result:

1 = Planning Permission Granted

2 = No Breach of Planning Control revealed

3 = Breach Ceased

The following appeal has been made to the Secretary of State against the District Council's decision to refuse planning permission. As the appeal is proceeding under the Householder Appeals Service, there is no opportunity for the Parish Council to submit further comments. This was noted.

Application No: EPF/0437/16 **Officer:** James Rogers **Applicant Name:** Mr Terry Deehan

Location: 2 Middle Street, Nazeing, Essex, EN9 2LD

Details of Appeal: Raise ridge height to bungalow and provide loft extension

Reason for Appeal: Against a Refusal

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/1495/16 **Officer:** Jill Shingler

Applicant Name: Nazeing Parish Council

Location: Former Total Garage, Nazeing Road, Nazeing, EN9 2LD

Proposal: Demolition of existing service station and erection of 6, 3 bed houses with associated amenity space, parking and access.

There was some discussion about possible parking issues.

(Recorded vote of 5 to 2.)

Resolved – no objection.

- (b) **Application No:** EPF/1726/16 **Officer:** Steve Andrews
Applicant Name: Mrs Lucie Cannatella
Location: 127 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RF

Proposal: Demolition of Existing Side & Rear Extensions and Construction of a New Single Storey Side and Rear Extension.

Resolved – no objection.

- (c) **Application No:** EPF/1746/16 **Officer:** James Rogers
Applicant Name: Mr C Shorter
Location: Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ

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

It was noted that Cllr Shorter left the meeting for the duration of the discussion on this planning application.

It was noted that Cllr Frydrych abstained from voting.

Resolved – no objection.

- (d) **Application No:** EPF/1751/16 **Officer:** Graham Courtney
Applicant Name: Mr & Mrs Michael Stonehouse
Location: 133 Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RF

Proposal: Removal of existing conservatory and erection of a new extension, and extension to create new first floor over existing bungalow.

Resolved – no objection.

- (e) **Application No:** EPF/1764/16 **TRE Officer:** Robin Hellier
Applicant Name: Mr Ellerbeck
Location: Beechcroft, Riverside Avenue, Nazeing, Waltham Abbey, Essex, EN10 6RA

Proposal: TPO/EPF/06/80 T1 Beech. Fell due to terminal decline.

Resolved – refer to the District Council's Tree Officer, however, the Council believe it would be a terrible loss of a very old tree should the application be approved.

- (f) **Application No:** EPF/1805/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr M Bonifacio
Location: Green Elms, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Proposed loft conversion with front and rear dormer, minor internal alterations, new porch and position of front door.

Resolved – no objection although the Council believes that the property may be in the Conservation Area.

- (g) **Application No:** EPF/1814/16 **Officer:** Steve Andrews
Applicant Name: Mr Gerald Gooch
Location: The Old School House, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DB

Proposal: Erection of a two storey rear extension incorporating three dormer windows and a ground floor conservatory to side.

Resolved – no objection although the Council believes that the property may be in the Conservation Area.

7. EFDC proposals relating to the garages at Pound Close

To consider resident's concerns with respect to EFDC proposals relating to the garages at Pound Close.

The resident advised that previously when a similar proposal was made by EFDC, the application was rejected on grounds of poor emergency access and also previously that EFDC were looking to use some of the Pound Close play area for parking. The resident is asking for the Parish's support to consider that Pound Close play area for parking is not appropriate and the Parish should protect the play area.

It was agreed that this would be taken into consideration when the planning application was formally submitted.

8. Information Items and other items for next agenda:

Item for next agenda:

a) EPF/0937/16 amended Plans/Application/Description - Land off St Leonards Rd.

9. Date of next meeting of Planning Committee. 11th August 2016, 8:00pm.

Meeting closed 8:20pm.

Signed by the Chairman:

Date: