

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 8th December 2016 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Carter, Gross, Shorter.

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

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllr Clarke, Casey, DiMaria, Evans, Frydrych & Skipper.

2. Public participation:

Bob Bray said he would like to talk about item 5.

Kevin Ellerbeck said he would like to talk about items 6 and 7a.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Joslin non pecuniary interest in planning application 7c.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 24th November 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
0045/16	Oakleigh Nursery Paynes Lane, Nazeing	Two mobile homes and hardstanding no planning permission	1	DT
0625/16	Shadbrook Middle Street, Nazeing	Footings appear closer to boundary than approved under EPF/0999/15	2	SH
0585/16	2 Maplecroft Nazeing	Extensions being built forward of the building line	2	DT
0575/16	Emerald Riverside Avenue, Nazeing	EPF/2523/5 not as plans built to close to boundary wall	2	DT

Result: 1 = Planning Permission Granted

2 = No Breach of Planning Control revealed

Bob Bray queried why 0045/16 had a breach of no planning permission and then planning permission was granted. Cllr Joslin explained that an application had been submitted for planning permission which appears to have overtaken the proposed enforcement action.

6. EFDC Draft Local Plan. DJ/TA

EFDC advised of the consultation and invited the Council to respond, as input is vital in the production of EFDC new Local Plan. EFDC would like to know the Council's views on the Draft Local Plan as prepared, and whether the Council feels any issue is not adequately covered.

A resident said that the Parish Council needs to represent the views of Nazeing & he believes that they are not representing the views of Nazeing.

Residents still felt that the Parish Council should have organised a meeting more centrally for residents to ask questions about the DLP.

Cllr Joslin explained that the DLP had been discussed at several Council meetings, in order for residents to ask questions and obtain any observations from them. Several Cllrs had met and discussed the DLP and Cllr Joslin had also spoken to officers at EFDC to cover questions from the Council about the DLP.

Mr Ellerbeck read a statement about the DLP, regarding number of houses required across the district. He proposed that brownfield sites should be built on first and also spoke about the St Leonards site.

Cllr Joslin covered extracts from the Parish Council's response, to advise the residents of the contents. It was agreed to add the complete response to the website by 16/12/16.

The circulated response to the consultation was approved & will be sent to EFDC via the feedback questionnaire.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2880/16 **OUT Officer:** Graham Courtney
Applicant Name: Mr G Abella
Location: Land off St Leonards Road, Nazeing, EN9 2HN

Proposal: Outline Application for Construction of 49no. residential units comprising 20no. Starter Homes (including 4no. disabled homes) and 29no. open market houses and construction of multi-purpose sports hall with associated car parking; two new football pitches; new access onto St Leonards Road; and drop-off/pick up car parking for primary school.

There were discussions on the outline planning application. Concern was raised by residents that new houses should be built on brownfield sites first and not GB sites. Residents also felt that a number of issues should be addressed first before any further development is even considered in Nazeing (for example, volume of traffic in Nazeing, flooding issues etc.).

Mr Ellerbeck, a representative of the applicant, addressed the Council and advised that application was based on the previous planning application and spoke in detail about the outline planning application, in order to address concerns raised by residents.

Two letters had been received on this application by 6/12/16 and were circulated to the Cllrs. Since that date, a further 12 letters had been received, of which 11 were in support of the application and 1 objected.

Following comments and observations from a number of residents the application was considered by the Councillors after which a vote was taken. (Recorded vote of 4 to 1).

Resolved – no objection and support the outline planning application.

- (b) **Application No:** EPF/2742/16 **Officer:** Corey Isolda
Applicant Name: Mr Y Nazlikol
Location: 111 North Street, Nazeing, Essex, EN9 2NJ

Proposal: Single storey rear extension.

Resolved – no objection.

- (c) **Application No:** EPF/2746/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr B Buchan
Location: Land at Church Farm, Back Lane, Nazeing, Essex, EN9 2DD

Proposal: "New garage and stable block in association with new dwelling approved pursuant to EPF/1287/15".

Resolved – no objection.

(d) **Application No:** EPF/2840/16 **Officer:** Robin Hellier
Applicant Name: Mr Simon O'Shea
Location: The Crown Public House, Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6QT

Proposal: TPO/EPF/30/82 T3 Horse Chestnut - reduce lateral branches to clear buildings by 2m Crown lift 3m.

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

(e) **Application No:** EPF/2862/16 **Officer:** Steve Andrews
Applicant Name: Mr Gerald Gooch
Location: The Old School House, Betts Lane, Nazeing, 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 and fully support the application as it is in keeping with the other properties in the conservation area, no impact on neighbours and will improve the property.

(f) **Application No:** EPF/2904/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mrs Rachel Tyler
Location: Tylers Yard, Byrneville, Back Lane, Nazeing, Essex, EN9 2RS

Proposal: Proposed new dwelling to secure existing stable yard.

Resolved – no objection.

(g) **Application No:** EPF/2926/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr & Mrs D Mcmillan
Location: Spencer House, Nursery Road, Nazeing, Essex, EN9 2JF

Proposal: Proposed single storey rear/side extension.

Resolved – no objection.

(h) **Application No:** EPF/2976/16 **Officer:** James Rogers
Applicant Name: Mr G Leach
Location: Glenroy, Paynes Lane, Nazeing, WALTHAM ABBEY, EN9 2EU

Proposal: Increase pitch of roof over carbays and stables, approved under application EPF/1145/15 to form new home office space with three dormers and external timber staircase .

Resolved – no objection.

(i) **Application No:** EPF/2992/16 **Officer:** Corey Isolda
Applicant Name: Mrs Harris
Location: 10 Allmains Close, Nazeing, WALTHAM ABBEY, EN9 2LX

Proposal: Single storey ground floor side extension.

Resolved – no objection.

(j) **Application No:** EPF/2899/16 **Officer:** Graham Courtney
Applicant Name: Mr P Milazzo
Location: Land North of Birchfield Industrial Estate, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

Proposal: Erection of glasshouses (renewal of EPF/2321/13).

Resolved – no objection.

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

(k) **Application No:** EPF/2865/16 **DRC Officer:** Jane Gravelle
Applicant Name: Mr Salvatore Orlando
Location: Halston Nursery, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

Proposal: Application for Approval of Details Reserved by Condition 8 'contaminated land phase 1' on planning application EPF/0093/16 (Re-Site new dwelling 3m North of position in application EPF/0826/14).

Resolved – no comment.

(l) **Application No:** EPF/2902/16 **DRC Officer:** Corey Isolda
Applicant Name: Mr A Sheen
Location: Upper Town Cottage, Betts Lane, Nazeing, WALTHAM ABBEY, EN9 2DA

Proposal: Application for approval of condition 2 'Details of Foul and Surface Water' of planning permission EPF/0934/15 (Construct new single storey flat roofed extension link attached to the existing dwelling. Compliance with Condition 2 of the planning consent EPF/094/15).

Resolved – no comment.

(m) **Application No:** EPF/2983/16 **PDE Officer:** Jill Shingler
Applicant Name: Mr O Hassan
Location: 7 The Mead, Nazeing New Road, Nazeing, Essex, EN10 6SS

Proposal: Planning application for prior approval for an 8m single-storey rear extension, height to eaves 2.7m, overall height 2.9m.

Resolved – no comment.

(n) **Application No:** EPF/2912/16 **DRC Officer:** Jane Gravelle
Applicant Name: Mr Buchan
Location: Land at Church Farm, Back Lane, Nazeing, Essex, EN9 2DD

Proposal: Application for approval of approval of details reserved by condition 9 'Land Contamination' of planning permission 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.

8. Information Items and other items for next agenda:

9. Date of next meeting of Planning Committee. 22nd December 2016, 7:30pm
subject to sufficient Cllrs being able to attend.

Meeting closed 9:34pm.

Signed by the Chairman:

Date: