

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 22nd December 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 3 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Casey, Frydrych, Gross and Skipper.

2. Public participation:

None.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr DiMaria non pecuniary interest in planning application 6i.

Cllr Evans non pecuniary interest in item 7.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 8th December were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

The following Informal Hearing on a number of Appeals was noted:

EFDC advised of Informal Hearing on 11/01/17 into appeals against Enforcement Notices issued Lowershott Nursery, Sedge Green, Roydon, Harlow, CM19 5JS.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2858/16 **Officer:** Steve Andrews
Applicant Name: Laurence Hamilton
Location: 15 Pound Close, Nazeing, Waltham Abbey, Essex, EN9 2HR

Proposal: Erection of detached dwelling (resubmission of EPF/2341/13).

EFDC advised plans are available on the website.

It was noted that no objections have been received by the Parish Council from neighbours.

Resolved – no objection.

- (b) **Application No:** EPF/3073/16 **CLD Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Gary Berry
Location: Osborne, Nazeing Road, Nazeing WALTHAM ABBEY, EN9 2HU

Proposal: Certificate of Lawful Development for Existing Established Use for Builders Storage Building and Outside Storage

There are contradictions in the statement in support of the application. It is however evident that the present use has only been in existence for approximately 7 years. This was confirmed to two Cllrs by a neighbour.

Resolved – object to the application.

- (c) **Application No:** EPF/3051/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr A Sheen
Location: Upper Town Barn, Betts Lane, Nazeing, Essex, EN9 2DA

Proposal: The use of the barn approved under Consent Refs: EPF/1673/13 and EPF/1706/13LB as a self contained unit within its own residential curtilage.

Resolved – no objection.

- (d) **Application No:** EPF/3057/16 **LB Officer:** Sukhvinder Dhadwar
Applicant Name: Mr A Sheen
Location: Upper Town Barn, Betts Lane, Nazeing, Essex, EN9 2DA

Proposal: Grade II listed building consent for the use of the barn approved under consent Refs: EPF/1673/13 and EPF/1706/13LB as a self contained unit within its own residential curtilage.

Resolved – no objection.

- (e) **Application No:** EPF/2728/16 **Officer:** Steve Andrews
Applicant Name: Mr Imran Ali
Location: School Knotts, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LQ

Proposal: Retrospective planning application to retain first floor side extension, ground floor front porch extension and external railings to front and rear roof areas. Flat roofs are not accessible except for maintenance.

Resolved – strongly object to the application on the following grounds:

- i) **it is a retrospective application and no reasons have been provided as to why the application was not made in the proper manner before work commenced**
- ii) **the workmanship is to an extremely poor standard**
- iii) **the house is now out of keeping with the street scene and in particular the balcony at the front is not acceptable**
- iv) **there is concern that there is no compliance with building regulations.**

- (f) **Application No:** EPF/3055/16 **Officer:** Corey Isolda
Applicant Name: Mr & Mrs Vijay Chandarana
Location: Southwood Lodge, 8 North Street, Nazeing, WALTHAM ABBEY, EN9 2NL

Proposal: Forming a front porch with clay tiled pitched roof over

Resolved – no objection.

- (g) **Application No:** EPF/3163/16 **Officer:** Graham Courtney
Applicant Name: Mr Kevin Butchart
Location: Units 20 -21 Former Mushroom Farm, Laundry Lane, Nazeing, WALTHAM ABBEY, EN9 2DY

Proposal: Change of use to mixed B1, B2 and B8 uses including storage and mechanical repair of cars

It was noted that two objections have been received by the Parish Council.

Resolved – strongly object to the application on the following grounds:

- i) **inappropriate in a predominately residential area**
- ii) **not in accordance with the Draft Local Plan**
- iii) **concern that there is a breach of conditions of current working outside the permitted hours**
- iv) **it is a single track road with no passing places and not suitable for servicing commercial premises**

- (h) **Application No:** EPF/3226/16 **Officer:** Corey Isolda
Applicant Name: Best
Location: 68 North Street, Nazeing, Essex, EN9 2NW

Proposal: Single storey rear extension.

Resolved – no objection.

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

- (i) **Application No:** EPF/3083/16 **DRC Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Pasquale Milazzo
Location: Silverdale Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Application for approval of details reserved by condition 1 'surface water drainage' and 3 'foul and surface water drainage' on planning application EPF/0776/16 (Application for minor material amendment to EPF/2908/14 - Minor external changes - (Erection of glasshouses and ancillary nursery development)).

Resolved – no comment.

(j) **Application No:** EPF/3096/16 **DRC** **Officer:** Jane Gravelle
Applicant Name: Mr S King
Location: Presdale Farm House, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

Proposal: Application for approval of details reserved by condition 9 'contaminated land - phase 1' on planning application EPF/3201/15 (Removal of existing agricultural building and erection of two detached dwelling houses with detached garages).

Resolved – no comment.

(k) **Application No:** EPF/3056/16 **CLD** **Officer:** Corey Isolda
Applicant Name: Mr & Mrs Vijay Chandarana
Location: Southwood Lodge, 8 North Street, Nazeing, WALTHAM ABBEY, EN9 2NL

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Resolved – no objection.

(l) **Application No:** EPF/3178/16 **CLD** **Officer:** Corey Isolda
Applicant Name: Mr Steve Gransby
Location: Wood Nook, Nazeing Road, Nazeing, WALTHAM ABBEY, EN9 2HU

Proposal: Certificate of Lawful Development for proposed garage conversion.

Resolved – no objection.

(m) **Application No:** EPF/2985/16 **PN** **Officer:** Graham Courtney
Applicant Name: Mountley Ltd
Location: First floor above, 31 - 37 Hillgrove Business Park, Nazeing Road, Nazeing, Essex, EN9 2HB

Proposal: Change of use of offices to form 10 residential apartments.

Resolved – strongly object to the application, on the following grounds

- i) **it is inappropriate to have residential dwellings in a commercial area**
- ii) **the infrastructure services are not designed for residential use**
- iii) **health and safety issues (for example, children playing in a commercial area)**

(n) **Application No:** EPF/3164/16 **DRC** **Officer:** Jane Gravelle
Applicant Name: Mr & Mrs Burton
Location: Hillside Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Application for approval of details reserved by condition 4 'Contaminated Land - Phase 2' on planning application EPF/0139/15 (Prior notification for proposed change of use of agricultural buildings to residential use)

Resolved – no comment.

7. Application No: EPF/1493/16 Broxlea Mushroom Farm

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

Following discussion to re-consider the wording of the resolution made on 30/06/2016, Cllr Joslin proposed that the Clerk writes to EFDC and based on the advice recently received from EFDC (Nigel Richardson Assistant Director - Development Management Governance Directorate), that the Council has no objection and fully supports the planning application. Cllr Shorter seconded the proposal. Four Cllrs voted in favour of the proposal, one Cllr voted against and it was noted that Cllr Evans abstained. It was agreed that "fully" should be removed

and the reason for the support is that in accordance with the Councils response to the Draft Local Plan, the Council supports development on redundant glasshouse sites rather than on GB sites.

8. Information Items and other items for next agenda:

Information items

a) Application No: EPF/2620/16 Land and garages adjacent 44 Palmers Grove. Refused permission at Area Planning Sub-Committee West meeting on 14/12/16.

9. Date of next meeting of Planning Committee. 12th January 2017, 8pm.

Meeting closed 8:58pm.

Signed by the Chairman:

Date: