

## NAZEING PARISH COUNCIL

### Minutes of the Planning Committee held on Thursday 13<sup>th</sup> February 2014 at 20:00pm at the Leisure Centre, Bumbles Green, Nazeing.

**Members in attendance:** Councillors D Borton, D Joslin, Shorter, Ballard, E. Borton, Castle, Evans, Frydrych & Skipper.

Non Members in attendance: Councillor Carter, 3 members of the public and Mark Pyatt (Clerk)

1. **Apologies for absence:** There were no apologies.

2. **Declarations of Interest:**

Councillor D Borton declared a pecuniary interest in item 6c  
Councillor E Borton declared a pecuniary interest in item 6c  
Councillor Shorter declared a pecuniary interest in item 6e  
Councillor Frydrych declared a pecuniary interest in items 6c and 6e

Councillors declaring an interest left the room while the items were discussed and returned afterwards.

3. **Approval and Signing of Minutes:** The minutes of the Planning meeting of 23<sup>rd</sup> January were approved.

4. **Clerk Report:**

The Committee requested that the action point to discuss dumping of green waste in the village be actioned as soon as possible. Of concern were the Crooked Mile, Perry Hill and Nazeing Church area.

5. **Enforcement Notices/Appeals:** Enforcement notices had been distributed and were noted.

6. **Planning Applications:** The following applications were considered.

a) **Application No:** EPF/0035/14  
**Officer:** Lindsay Trevillian  
**Applicant Name:** Mrs Lara Couling  
**Location:** 105 Old Nazeing Road, Nazeing, Essex, EN10 6RJ

**Proposal:** Proposed double storey rear extension with part single storey rear extension with pitched roof design.

*After consideration the Committee raised No Objections providing neighbouring properties have been notified and have no objection.*

b) **Application No:** EPF/1012/14  
**Officer:** Graham Courtney  
**Applicant Name:** Mr & Mrs S Clarke:  
**Location:** Nazeby Betts Lane Nazeing Essex EN9 2DB

**Proposal:** Part two storey and part single storey extensions to the side, rear and front and the installation of a compact sewage treatment unit.

*After consideration the Committee raised No objections.*

c) **Application No:** EPF/0117/14 TRE  
**Officer:** Robin Hellier  
**Applicant Name** Mr Ernie Gaskin  
**Location:** Winston Farm Hoe Lane Nazeing Essex EN9 2RJ

**Proposal:** Area of trees protected by TPO/01/77 - Thin by selective felling, including removal of dead trees.

*After consideration the raised no objections, but noted that it is in a conservation area. The Committee requested that they would like the ditch to be cleared at the front to assist with drainage, as a condition.*

d) **Application No:** EPF/0136/14 DRC  
**Officer:** Dominic Duffin  
**Applicant Name** Mr Maciek Olejniczak- Parker  
**Location:** Clematis Cottage, Betts Lane, Nazeing, Essex, EN9 2DA

**Proposal:** Application form approval of details reserved by condition 4 'Flood Risk' of planning permission EPF/2187/13. (Proposed detached garage and store building)

*The Committee made no comments.*

e) **Application No:** EPF/0087/14 OUT  
**Officer:** Dominic Duffin  
**Applicant Name** Mr John Marcetic  
**Location:** J & M Haulage Ltd Burleigh Lodge Nursery Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ

**Proposal:** Outline application for proposed replacement of existing warehouse units and removal of glass house remains, with new warehouse building.

Members of the public spoke against the application. Stating previous applications for commercial units had been submitted unsuccessfully. Commercial units were in conflict with a residential area. There were traffic concerns.

*After Consideration the Committee raised **Objections** on the following grounds:-  
Inappropriate development within the green belt area.  
Commercial development will result in a disturbance to residential properties in the area and cause additional traffic problems.*

f) **Application No:** EPF/0162/14  
**Officer:** Dominic Duffin  
**Applicant Name:** Mr Tom Casey  
**Location:** The Old Mill House Betts Lane Nazeing Essex EN9 2DA

**Proposal:** Existing bungalow to be demolished and replacement timber frame one-and-half storey dwelling erected and outbuilding (Amended application to EPF/1729/13)

*After consideration the Committee raised No Objections.*

g) **Application No:** EPF/0161/14:  
**Officer:** Mavis Bird  
**Applicant Name:** Mr David Blight  
**Location:** Halston Nursery Hoe Lane Nazeing Essex EN9 2RJ

**Proposal:** Certificate of lawful development for a proposed front extension, single storey rear extension and two single storey side extensions and alterations to the roof to provide a rear dormer window.

*The Committee made No Comments.*

7. **Nazeing Crossroads Building Project**

Cllr E Borton had distributed a paper and this was discussed.

The Director of Housing at EFDC has provided contacts at 4 Housing Associations and they had been contacted with 3 responses received.

Cllr D Borton confirmed that through the Housing Association, homes will be provided to local people. The same return as open market may not be achieved, but it was worth pursuing. Cllr Frydrych agreed. Cllr E Borton, stated that 1 Housing Association had proposed a dual development of open market and affordable housing, which could improve the return. Affordable Homes for local residents could help to mitigate the adverse emotions that the site has caused.

Cllr Skipper remarked that an open market sale may be better on cost grounds. Cllr Arnold agreed. Members of the Public noted that no benchmark figures are in public domain and that Broxbourne Housing Association should be invited to quote.

It was **RESOLVED** to Pursue the Housing Association approach and to provide information to obtain offers from the Associations that have responded. **Action MP**

8. **Information Items and matters for next agenda**

Cllr Frydrych reported that he had coordinated a flood relief plan for the village this week and was concerned that there is no emergency plan for the Parish Council, although District Council had a plan. A local emergency plan had been formed with Nazeing Church becoming the muster point. Pledges of supplies have been secured for any evacuated residents. 1000 sand bags are prepared for distribution if required. Community vehicles have been pledged to help in evacuation of any affected area. Volunteers should contact Cllr Frydrych.

Council wished to express their thanks and appreciation to Cllr Frydrych for his efforts in helping with local flooding over the past week.

9. There was no exclusion of public and press.

**Meeting Closed 20:48**