

## NAZEING PARISH COUNCIL

### Minutes of the Planning Committee held on Thursday 10<sup>th</sup> April 2014 at 20:00pm at the Leisure Centre, Bumbles Green, Nazeing.

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

**Non members in attendance:** Cllrs Culling, Arnold and Carter, 1 member of public and M Pyatt (Clerk.)

Cllr D Borton advised the Committee that the Clerk had resigned from his position for personal reasons and the Committee asked for their thanks to be recorded for his efforts.

1. **Apologies for absence:** Cllrs Shorter and Ballard.
2. **Declarations of Interest:**  
Cllr Castle declared a non-pecuniary interest in item 7g.  
Cllr Frydrych declared a non-pecuniary interest in item 7i.  
Cllrs Castle left the room during item 7g returning afterwards.  
Cllrs Frydrych left the room during item 7i returning afterwards.
3. **Approval and Signing of Minutes:**  
The Minutes of the meeting of the Planning Committee held on 27<sup>th</sup> March 2014 were approved.
4. **Clerk Report:**  
Cllr D Borton advised the Committee that I Plan training will take place on 16<sup>th</sup> April 2014 at EFDC premises.
5. **Enforcement Notices/Appeals:**  
These had been previously distributed and no comments were made.
6. **Update from the Wood Chipping Working Party:**  
Cllr D. Borton advised that a meeting with the Environment Agency on the matter is to be arranged but no date as yet has been fixed.
7. **Planning Applications:** The following applications were considered:  
**Item 7e was considered first.**

- a) **Application No:** EPF/0499/14 TRE  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Murphy  
**Location:** Nazeing Heating Ltd, 91 North Street, Nazeing, Essex, EN9 2NJ

**Proposal:** TPO/EPF/36/02 - Oak - Crown lift and thin as specified.

*After consideration the Committee made **No objections** and asked for the matter to be referred to the tree officer, requesting that any work permitted is undertaken in a sympathetic manner.*

- b) **Application No:** EPF/0512/14  
**Officer:** Lindsay Trevillian  
**Applicant Name:** Mr & Mrs S & W Weir  
**Location:** 22 Buttodene Crescent, Nazeing, Essex, EN10 6RH

**Proposal:** Proposed enlarged dormer to replace existing dormer, internal and external alterations and proposed roof light to front elevation.

No objections have been received by the Council for this application.

*After consideration the Committee made **No Objections**.*

- c) **Application No:** EPF/0530/14  
**Officer:** Graham Courtney  
**Applicant Name:** Mrs Susan Crowder  
**Location:** Beverley Farm, 6 Bumbles Green Lane, Nazeing, Essex, EN9 2SG  
**Proposal:** Loft conversion with rear dormer and two front dormers.

*After consideration the Committee made **No objections**.*

- d) **Application No:** EPF/0206/14  
**Officer:** Jill Shingler  
**Applicant Name:** BDG Partners Ltd  
**Location:** Chimes Garden Centre, Old Nazeing Road, Broxbourne, Essex, EN10 6RJ

**Proposal:** Demolition of existing garden centre/commercial buildings and erection of 43 dwellings with associated parking and landscaping.

Cllr Frydrych spoke on the application and thought that a residential application was preferable to commercial, but this application is for the extended site and considered that part of site could affect flooding in the area if built upon.

Cllr Castle agreed that residential is preferable.

Cllr Skipper stated that housing is needed within the village.

Cllr E Borton stated there is no affordable housing provision in the application, but noted the applicant is willing to contribute towards affordable housing in the District. He drew attention to its relevance of a possible contribution from the Developer instead to the Nazeing Crossroads project. Cllr. E Borton suggested that Councillors should have the opportunity to read the appropriate section of the Report and should defer their decision for two weeks to allow for further consideration.

*After consideration the Committee agreed to defer the application until the next meeting, with the Clerk to distribute the relevant application pages to all members.*

- e) **Application No:** EPF/0432/14  
**Officer:** Lindsay Trevillian  
**Applicant Name:** Mr P Browne  
**Location:** Greenacres, Tatsfield Avenue, Nazeing, Essex, EN9 2HH  
**Proposal:** Proposed privacy screening

A member of public spoke on the application and reported that the fence is already partially built and felt that the fence was too high and restricts light in neighbouring properties.

Cllr Frydrych confirmed the fence is high and does affect light and questioned the need for the fence to be erected as applied for.

*After consideration the Committee **Objected** on the grounds that the fence has already been erected and should be removed.*

The member of public left the meeting.

- f) **Application No:** EPF/0598/14 TRE  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Steve Venables  
**Location:** Perry View, Middle Street, Nazeing, Essex, EN9 2LH

**Proposal:** Nazeing Conservation Area; T1 Corkscrew willow - crown reduce 50%, T2 Goat Willow - Crown reduce 35%, T3 Goat Willow - Fell to ground level.

*After consideration the Committee made **No objections** and asked for the matter to be referred to the tree officer, requesting that any work permitted is undertaken in a sympathetic manner.*

- g) **Application No:** EPF/0611/14 TRE  
**Officer:** Robin Hellier  
**Applicant Name:** Mrs Anne Morden  
**Location:** 1 Arrow Yard, Old Nazeing Road, Nazeing  
Waltham Abbey, Essex, EN10 6RX

**Proposal:** TPO/EPF/14/87 - Oak - Crown reduction as specified.

*After consideration the Committee made **No objections** and asked for the matter to be referred to the tree officer, requesting that any work permitted is undertaken in a sympathetic manner.*

- h) **Application No:** EPF/0597/14 TPX  
**Officer:** Robin Hellier  
**Applicant Name:** Mr Steve Venables  
**Location:** Trevone, Middle Street, Nazeing, EN9 2LH

**Proposal:** Nazeing conservation Area; Fell Norway spruce; Crown reduce Willow by up to 50%.

*After consideration the Committee made **No objections** and asked for the matter to be referred to the tree officer, requesting that any work permitted is undertaken in a sympathetic manner.*

- i) **Application No:** EPF/0511/14 CLD  
**Officer:** Lindsay Trevillian  
**Applicant Name:** Mr Anthony Marshall  
**Location:** Greenleaves Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ.

**Proposal:** Certificate of Lawful Development for an existing single dwelling house

*After consideration the Committee made the following Strong Objections:-*

*This should not be a Certificate for Lawful development, but a planning application as this is a mobile home not a house, as stated in the application.*

*Travellers have requested previously that caravan pitches should not be made into permanent dwellings as this removes traveller rights and available pitches.*

*A precedent should not be set by turning mobile homes into permanent dwellings, due to the number of mobile homes in the Parish.*

- j) **Application No:** EPF/0399/14 DRC  
**Officer:** Dominic Duffin  
**Applicant Name:** Mr Tino Schembri  
**Location:** Low Hill Nursery, Sedge Green, Roydon, Essex, CM19 5JS

**Proposal:** Application for approval of details reserved by condition 5 'Phase 1' of planning permission EPF/1261/13 (Replacement dwelling and extension of residential curtilage)

*It was noted that this is a Roydon application and no comment was made.*

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

Cllr Frydrych read a letter from a local shop requesting parking restrictions at Nazeing Parade and asked for the matter to be on the next agenda.

9. **Update on Nazeing Crossroads Building Project**

Cllr D Borton advised that a meeting between Councillors E & D Borton, Arnold and Colleen O'Boyle ( Director of Governance / Monitoring Officer) had taken place to discuss the way forward and notes of the meeting would be distributed. Colleen O' Boyle has agreed to attend the next Parish meeting to explain the appropriate steps that should be taken next. Cllr D. Borton agreed to appraise Colleen O Boyle of recent developments and settle the actual procedure prior to the meeting.

10. **Exclusion of public and press.** There was no exclusion of public and press.

**Meeting closed 21:02**