

NAZEING PARISH COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held on **THURSDAY 15th MAY 2014** at **THE LEISURE CENTRE, BUMBLES GREEN.**

Members present: Councillors: Frydrych, Evans, Shorter, Skipper, E Borton & D Borton. Councillors Castle & Joslin joined the meeting during the debate on Item 6(a).

Non members present: Councillors: Arnold, Culling & Carter.

Also present: Six members of the public.

Councillor D Borton (Chairman of the Council) opened the meeting. Councillor Shorter took over as Chairman of the Committee.

Clerk for the Meeting: Councillor E. Borton agreed to undertake the Clerk's role for the meeting pending the arrival of Councillor Joslin who then took over after Item 6(a).

1. Apologies for absence: Councillor Ballard.

2. Declarations of Interest: Councillor Frydrych in respect of Item 6(a) who left the meeting for this matter.

3. Approval and Signing of Minutes: Planning Meeting held on 24th April 2014. Approved.

4. Communications: None.

5. Enforcement Notices/Appeals: None.

6. Planning Applications:

- (a) **Application No:** EPF/0200/14
 Officer: Jerry Godden
 Applicant Name: P & L Properties
 Location: Leaside Nursery, Sedge Green, Nazeing, Essex EN9 2PA

Proposal: Demolition of existing nursery buildings and erection of 19no. B1/B2/B8 commercial Units with ancillary parking

The Chairman invited Mr. Graham Wright to speak on behalf of the Applicant who outlined the proposal and mentioned that, if granted, users of similar commercial units elsewhere in the village would transfer to this site if alternative housing applications at their locations were approved. This, he felt, would offer advantages of better control of the commercial activities and less traffic harm. After debate it was **RESOLVED** to object on a vote of 5 – 2. Councillors in favour of objection were Evans, E. Borton, D. Borton, Castle & Joslin. Councillors in favour of recommending granting were Shorter & Skipper. The reasons for objection were: New buildings in the MGB and within LVRP, increased traffic nuisance to local residents and release of potential contamination of soil from previous infilling. Councillor Joslin indicated that he might change his decision to support if other alleged applications were actually proceeded with at the same time.

- (b) **Application No:** EPF/0925/14 PDE
 Officer: Mavis Bird
 Applicant Name: Mrs Cheryl Theopemtou
 Location: 24 Allmains Close, Nazeing, Essex, EN9 2LX

Proposal: Prior notification application for a 6 metre deep single storey rear extension, height to eaves 2.950 and overall height of 2.950.

It is appreciated that the Council is precluded from making comments in respect of the application. Nevertheless it wishes to place on record that applications of this type cause the Council concern. Further it is assumed that the immediate neighbours have been consulted and that the extension will comply with the conditions applicable to Permitted Development.

(c) **Application No:** EPF/0824/14
Officer: Lindsay Trevillian
Applicant Name: Mrs K Hunt
Location: 16 Buttondene Crescent, Nazeing, Essex, EN10 6RH

Proposal: Extensions and alterations, including raising the height of the existing ridge to convert the existing bungalow into a 4 bedroom dwelling house.

No Objection.

(d) **Application No:** EPF/0826/14
Officer: Lindsay Trevillian
Applicant Name: Mr David Bright
Location: Halston Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Demolition of an existing bungalow, outbuildings and former commercial greenhouse and construction of a replacement dwelling including the extension of the existing bungalow's residential curtilage (revised application to EPF/1734/13).

It appears that the property might be subject to an Agricultural tie but subject to that observation the Council has No Objection.

(e) **Application No:** EPF/0904/14 PN
Officer: Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Farm, St Leonards Road, Nazeing, Essex, EN9 2HG

Proposal: Prior notification for proposed change of use of agricultural barn and animal shelter adjacent to south-west boundary of holding to a single dwelling house and curtilage.

No Objection provided that any consent which may be granted is subject to a condition that the original features of the building are preserved.

7. Applications not tabled: It was resolved to hold a further meeting of the Committee on Monday 19th May 2014 at 8.00 pm

8. Information Items and other items for next agenda: These would be published in the usual manner.

9. Exclusion of public and press. This was not required.

The meeting closed at 8.10 pm