

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Monday 19th May 2014 at the Leisure Centre, Bumbles Green, Nazeing.

Members in attendance: Cllrs. D Borton, Joslin, Shorter, E. Borton, Castle, Evans, Frydrych and Skipper.

Non members in attendance: Cllrs. Culling, Arnold and Carter

Cllr. D Borton opened the meeting.

1.(a) Chairman: Cllr.Shorter proposed that Cllr.Joslin be elected as Chairman of the Committee. This was seconded by Cllr. Skipper and carried unanimously.

(b) Cllr. Skipper proposed Cllr.Shorter as Vice-Chairman and this was seconded by Cllr.Frydrych. Cllr.Castle proposed Cllr.E Borton as V-C and this was seconded by Cllr.D Borton. A vote was taken on the first motion which was carried by a majority of 6 – 2.

2. Apologies for absence: Cllr. Ballard.

3. Declarations of Interest: Cllrs.Skipper and Frydrych both declared a personal interest in Item 5(c) and Cllr.Arnold a pecuniary interest in Item 5 (g).

4. Enforcement Notices/Appeals: None

5. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/0453/14
Officer: Lindsay Trevillian
Applicant Name: Mr John Jones
Location: Rosehill, Riverside Avenue, Nazeing, Essex, EN10 6RD
Proposal: Single storey extension.

Notwithstanding that the erection of the extension could be considered to be over development – resolved - no objection.

(b) **Application No:** EPF/0843/14
Officer: Graham Courtney
Applicant Name: Mr Colin Bell
Location: 82 Old Nazeing Road, Nazeing, Essex, EN10 6RL
Proposal: Double storey rear and side extension.

Whilst it is possible the proposed extension will cause loss of some light to the neighbouring property if there are no representations from the neighbours – resolved - no objection.

- (c) **Application No:** EPF/0878/14
Officer: Graham Courtney
Applicant Name: Mr Martin Ward
Location: Auburnville, Meadgate Road, Carthegena Estate, Nazeing, Essex, EN10 6TA
Proposal: Variation of condition 1, 2 and 3 of Enforcement Appeal APP/J1535/C/11/2148946. (The stationing of caravans/mobile homes on the land, erection of fencing over one metre in height adjacent to a highway, the laying of hard standing and the use of the land for residential purposes.) to allow for permanent consent for the named occupants and their family.

Cllr.Frydrych left the meeting and returned when this item was concluded.

Resolved -Object on grounds that the Council is not minded to accept permanent use by a traveller family on the grounds that there are already a very significant number of travellers sites in Nazeing.

- (d) **Application No:** EPF/0891/14
Officer: Graham Courtney
Applicant Name: Mr G Salvo & Mr G Ferraro
Location: Former CWS Nurseries, Hoe Lane, Nazeing, EN9 2RJ
Proposal: Erection of glasshouses (6.9ha) together with associated access roads, parking areas and balancing ponds.

The land is within an area subject to Policy E13 and in principle the Council does not object to the proposed development but subject to the following observations:-

(i) It is not viable for Hoe Lane to take the additional traffic and in particular heavy good vehicles which will be generated by the development and consideration should be given to alternative access to the site.

(ii) Footpath No.4 bisects the land and FP No.3 runs along the access track. The Applicant's agent is aware of their existence.

(iii) The re-emergence of the woodpile at Birchwood must be taken into account. This creates dust which causes serious problems in the whole area and in addition results in substantial lorry movements.

- (e) **Application No:** EPF/0895/14
Officer: Dominic Duffin
Applicant Name: Mr Stephen Burton
Location: Brook House, Middle Street, Nazeing, Essex, EN9 2LQ
Proposal: Replacement of wooden fence/ gate with brick wall to match existing.

Resolved - No objection

- (f) **Application No:** EPF/0909/14
Officer: Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Farm, St Leonards Road, Nazeing, Essex, EN9 2HG
Proposal: Erection of double garage with office in roof space to include toilet accommodation.

In principle the Council has no objection to the development but since it appears that the proposed building is for residential use it is questionable why it requires such an abundance of facilities.

- (g) **Application No:** EPF/0929/14
Officer: Graham Courtney/Marie-Claire Tovey
Applicant Name: Mr K Downs
Location: 1 Pecks Hill, Nazeing, Essex, EN9 2NX
Proposal: Two Storey Side Extension and First Floor Rear Extension

Cllr. Arnold left the meeting and returned when this item was concluded.

Resolved - Object to the proposal on the grounds that it is over development of the site and will not enhance the street scene.

- (h) **Application No:** EPF/0938/14
Officer: Dominic Duffin
Applicant Name: Mrs Alev Tural
Location: 63 Old Nazeing Road, Nazeing, Essex, EN10 6RN
Proposal: Construction of Garden House

The development is described as a Garden House which implies that it is a summer house or garden shed. The plans provided were not clear but an inspection revealed that fairly substantial foundations have been laid. Resolved – Object because of lack of proper information. In the event that consent is given it should be subject to a condition that the building is not to be used for residential accommodation.

- (i) **Application No:** EPF/0955/14
Officer: Dominic Duffin
Applicant Name: Mr Frank Kenny
Location: 103 North Street, Nazeing, Essex, EN9 2NJ
Proposal: Single storey rear extension & loft conversion

Resolved – No objection.

- (j) **Application No:** EPF/0849/14 CLD
Officer: Mavis Bird
Applicant Name: Mrs K Hunt
Location: 16 Buttodene Crescent, Nazeing, Essex, EN10 6RH
Proposal: Certificate of lawful development for proposed outbuilding

Resolved – No comment.

- (k) **Application No:** EPF/0932/14 CLD
Officer: Mavis Bird
Applicant Name: Mr Yvonne Hazard
Location: 87 Highland Road, Nazeing, Essex, EN9 2PX
Proposal: Certificate of Lawful Development for proposed rear outbuilding.

Resolved – No comment.

- (l) **Application No:** EPF/0956/14 DRC
Officer: Lindsay Trevillian
Applicant Name: Ms S Cowdy
Location: Old School House, Bumbles Green, Nazeing, EN9 2SD
Proposal: Application for Approval of details reserved by condition 5 'Tree Protection Plan' of EPF/0505/13 (New garage/studio outbuilding).

Resolved – No comment.

(m) **Application No:** EPF/0961/14 PN
Officer: Graham Courtney
Applicant Name: Mountely Ltd
Location: First Floor Above 32 - 37 Hillgrove Business Park, Nazeing Road, Nazeing, Essex, EN9 2HB
Proposal: Prior notification of change of use of B1 (offices) to C3 (residential).

Whilst by virtue of the nature of this application the Council is to some extent restricted when making comments It was Resolved to Object to the proposal for the following reasons:

- 1. The property forms part of a Business Park which has 24 hour operation.**
- 2. It is inappropriate and unsuitable for premises to be used for residential purposes within an industrial/commercial area.**
- 3. The parking area is insufficient to provide for cars owned by residents.**
- 4. Disputes will almost certainly arise between residents and owners of businesses in relation to noise, parking of vehicles and damage alleged to have been caused to residents' vehicles by for example large articulated lorries undertaking deliveries.**
- 5. Serious highway safety issues will arise as a result of the presence of residents including in particular children who will be entitled to occupy the premises if the application is approved.**
- 6. Applications not tabled:** None.
- 7. Information Items and other items for next agenda:** It was confirmed that the next meeting of the Committee will take place on 5th June 2014 at 8.00 pm.
- 8. Exclusion of public and press.** This was not required.

The meeting closed at 9.15 pm.