

NAZEING PARISH COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE held on THURSDAY 5th June 2014 at THE LEISURE CENTRE, BUMBLES GREEN.

Members present: Councillors: Evans, Shorter, Skipper, E Borton, D Borton, Castle

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

Also present: Thirty five members of the public.

Cllr. D Borton opened the meeting.

1. Apologies for absence: Cllrs. Frydrych and Joslin.

2. Declarations of Interest:

Item 6 (a) D.Borton, E.Borton, C.Shorter. (Pecuniary)

Item 6 (e) C.Evans (personal)

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 15th May 2014 were approved. Those of the meeting on 19th May 2014 were also approved subject to the addition of a note that Cllr Ballard had authorised Cllr Arnold to vote as his proxy. Accordingly the vote on the first motion under Item 1 (b) was 6 – 3.

4. Communications: The following communications received since the last meeting were considered.

Item 6 (d) email from Highland Road resident objecting to the application.

Item 6 (a) 24 letters in respect of this application

Item 6 (d) 12 letters and one email in respect of this application

Item 6 (f) D.Borton had received a letter from Nursery Road residents.

5. Enforcement Notices/Appeals: None

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0204/14
Officer: Dominic Duffin
Applicant Name: Messrs C Shorter, M Frederick & J Marsetic
Location: Land off Hoe Lane (nr Burleigh Nursery/Ridge House Nursery/Spinney Nursery, Nazeing Essex, EN9 2RJ)
Proposal: Demolition of nursery glasshouses and commercial sheds and construction of 10 no. detached five bed houses with associated amenity space, off-street parking, vehicle cross overs and landscaping

Cllrs D Borton, E Borton and Shorter left the meeting and returned when this item was concluded. Cllr Evans took over as Chairman.

Several residents spoke in support of this application.

Cllrs. Skipper and Ballard spoke in favour of the application whilst Cllr. Castle spoke against it.

Residents of Betts lane were concerned that they had not received notification of this application. Councillor Castle stated that responsibility rested with the district council and maybe it could be drawn to their attention.

Councillor Arnold proposed that the council should have no objection, Councillor Ballard seconded. A recorded vote was requested by Councillor Castle, and the outcome was:

**No objection i.e. in support of the application: - Cllrs. Arnold, Ballard, Skipper, Evans.
Against the application: - Cllr. Castle.**

It was accordingly resolved – No objection to the application

- (b) **Application No:** EPF/0880/14
Officer: Graham Courtney
Applicant Name: Mr John Parish
Location: Unit 2, Birchwood Industrial Estate Hoe Lane, Nazeing, Essex, IG10 4EH
Proposal: Installation of a surface mounted weighbridge. The weighbridge deck is constructed of metal and will measure 15m by 3.2m approx. The ramps to and from the weighbridge will measure 5m by 3.2m approx each.

It was resolved to increase monitoring of lorry movements and hours of operation. Mr Rouse of Betts lane offered to supply registration numbers and times of movements of lorries from his cctv cameras overlooking the entrance to his property and Betts Lane.

Councillor E.Borton criticised the application form which had several errors on it and also outlined the fact that this was a retrospective application as the weighbridge had already been installed.

Councillor E.Borton proposed that the Council should object on the grounds that the application form was misleading and there was constant flouting of enforcement notices. It was unanimously resolved to object to the application.

- (c) **Application No:** EPF/0823/14 CLD
Officer: Mavis Bird
Applicant Name: Mr & Mrs T Faranda
Location: Leabank Cottage, Sedge Green, Roydon, Essex, CM19 5JS
Proposal: Certificate of lawful development for proposed side and rear extensions, double garage, swimming pool and enclosure and extension to hardstanding.

Since this was an application for a CLD – Resolved no comment.

- (d) **Application No:** EPF/0207/14
Officer: Jennifer Cordell
Applicant Name: Haycross Ltd
Location: Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RW
Proposal: Demolition of existing light industrial buildings and construction of 31no. 2-bed and 5no. 4-bed houses (36 dwellings in total), with associated off street parking, private gardens, communal amenity space, children's play area; and landscaping.

Mr Wright spoke in support of this application.

Sarah Billington, residing next door to the proposed development, strongly objected. She stated there would be an adverse effect on the neighbouring properties, loss of views, pressure on school places, perceived increased flooding risk, insufficient parking spaces, and development outside of Nazeing settlement area.

Councillor Arnold questioned the mix and number of houses and thought that this application represented over development of the site in its current form, Councillor Ballard agreed.

Councillor E.Borton challenged the vehicle movement figures on the application document as the original figure (390) would only be correct if the industrial site was fully occupied and the units lost to fire in recent times were rebuilt and at full occupancy. Therefore the actual figure at present would be considerably less.

Councillor E.Borton also stated that this proposal would result in the loss of 12 jobs. Councillor Skipper stated that housing was desperately needed and she was in support of this application.

Councillor D.Borton added that there was the consideration of sustainability and the effect on schools, services and transport wasn't to be underestimated.

Councillor E.Borton proposed that the council should object to the application as inappropriate development for the area.

Councillor Castle seconded.

Vote was recorded as: - In favour of resolution to object – Cllrs. E.Borton, D.Borton, and G.Castle

Against Cllrs. Skipper, Shorter, Ballard, Evans, Arnold.

It was accordingly resolved to object to the application

Councillor Arnold put forward a proposal for a scheme with not more than 10 larger dwellings that would be less intrusive and more in character with surrounding properties.

Vote was recorded as: - In favour of the proposal Cllrs. Skipper, Shorter, Ballard, Evans. Against – Cllrs. E.Borton, D.Borton, G.Castle

- (e) **Application No:** EPF/0931/14
Officer: Graham Courtney
Applicant Name: Mr Andrew McFayden
Location: Rear of 66 to 70 Western Road, Nazeing, Essex, EN9 2QQ
Proposal: Residential development comprising 3 detached dwellings rear of 66 to 70 Western Road Nazeing.

The original application had been for two dwellings and the applicant was seeking an increase to three.

Councillor Ballard proposed that the Council should object to the application on the grounds of overdevelopment. This was seconded by Councillor Skipper.

It was resolved to object on a vote of 6 to 0 with 2 abstentions.

- (f) **Application No:** EPF/1039/14
Officer: Dominic Duffin
Applicant Name: Mrs Amanda Tadgell
Location: Cosy Nook, Nursery Road, Nazeing, Essex, EN9 2JE
Proposal: Change of use of two outbuildings for storage and one for packing.

Residents Greenwood and Leach spoke against the application on noise and access issues. Councillor Shorter proposed that councillors should oppose the application as inappropriate development in the area. This was seconded by Cllr. D.Borton It was unanimously resolved to object to the application.

7. Applications not tabled: None

8. Information Items and other items for next agenda:

Councillor E.Borton advised Councillors that Councillors Shorter, Evans and E.Borton met EFDC planning officer and Bidwells at the Total site on 29/05/2014. Bidwells terms will be forwarded to the council next week.

Councillor E.Borton asked for this to go on the agenda for the next full council meeting.

Councillor E.Borton also advised councillors that we have won our appeal against HMRC at the recent tribunal.

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

The meeting closed at 10.00 pm.