

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 10th July 2014 at the Leisure Centre, Bumbles Green, Nazeing

Members present: Cllrs. Joslin(Chairman),D Borton, E Borton, Ballard, Castle, Skipper, Arnold, Frydrych, Carter & Evans.

Also present: Two members of the public.

1. Apologies for absence: None.

2. Declarations of Interest:

Cllr. E Borton declared a personal interest in Item 6 (e).

3. Approval and signing of minutes: It was proposed by Cllr. D Borton and seconded by Cllr. Castle that the minutes of the meeting of the Planning Committee held on 26th June 2014 be approved. This was carried unanimously.

4. Communications: The Chairman read a letter from Mr & Mrs J Carr relating to Application No. EPF/1188/14 which had been considered on 26th June 2014.

5. Enforcement Notices/Appeals: None.

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/1280/14 **Officer:** Jill Shingler

Applicant Name: Mr Paul Heath

Location: Fairview Cottage, Betts Lane, Nazeing, Essex, EN9 2DB

Proposal: Rear first floor extension.

Resolved – no objection.

(b) **Application No:** EPF/1350/14 **TPX For information only Officer:** Robin Hellier

Applicant Name: Mr Tom Casey - Casey Tree Services

Location: Little Dormers, Middle Street, Nazeing, Essex, EN9 2LW

Proposal: NAZEING AND SOUTH ROYDON CONSERVATION AREA -

T1: Ash - Crown reduce as specified

T2: Silver birch - - Crown reduce as specified

T3: Willow - - Crown reduce as specified

T4: Mixed trees - Crown reduce as specified

Resolved – no comment.

(c) **Application No:** EPF/1343/14 **Officer:** Graham Courtney

Applicant Name: Mr William H Wood

Location: St Leonards Farm, St Leonards Road, Nazeing, Essex, EN9 2HG

Proposal: Change of use of agricultural land and outbuildings to use Class B1/B8 including ancillary works and new vehicular access.

Resolved – the Council objects to the proposed development on the following grounds:

- 1. It is totally inappropriate for the area which is predominantly rural.**
- 2. Residential development has taken place close to the site and it makes no sense for industrial buildings to be located near to the houses which will have a seriously detrimental effect on the residents.**
- 3. Units are available in Nazeing at the existing industrial sites e.g Hillgrove.**

It is evident from an inspection of the site that the application is effectively retrospective. If permission for the development is granted the Council proposes that it should be subject to the following conditions:

- (i) Screening around the site in the form of trees must be provided not simply a wooden fence.**
- (ii) The entrance to the site from the residential area be closed off and exit/egress to or from that area be prohibited. A separate access be provided to the site from Laundry Lane.**
- (iii) Restrictions should be imposed on hours of working.**
- (iv) The old barn adjacent to the development should not be included as part of the industrial development.**

(d) **Application No:** EPF/1516/14 **TRE** **Officer:** Robin Hellier

Applicant Name: Mr P Vale

Location: 5 Western Road, Nazeing, Essex, EN9 2QN

Proposal: TPO/EPF/22/83 - T12 & T15: Crown lift as specified.

Resolved: The Council relies on the recommendations of the Tree Officer.

(e) **Application No:** EPF/1407/14 **PN** **Officer:** Dominic Duffin

Applicant Name: Mr Charles Scott

Location: Presdale Farm House, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Prior Approval of Proposed Change of Use of Agricultural Building to a dwellinghouse. (Use Class C3)

Members of the Council expressed concern that notwithstanding no proper examination of the proposal may take place it is probable it will be permitted to proceed. If this proves to be the case it will be necessary for the Applicant to submit an application to divert the footpath which runs across the site. The Council would not object to that application.

7. Total Site

7.1 A member of the public enquired whether it would be possible for him to rent the site and buildings for retail/services use. Some discussion took place and he was advised that the Council is about to place the property on the market for sale.

7.2 Cllr. E Borton referred to the documents he had received from Bidwells regarding the proposed sale of the site. They had suggested it could be marketed as two separate parts. Cllr Borton recommended that the whole site should be offered for sale as one lot. This recommendation was accepted by the Council.

It was proposed by Cllr. Joslin and seconded by Cllr Castle that Cllr E Borton be authorised to sign and return Bidwells' terms and conditions. This was passed unanimously.

Cllr Borton will provide copies of the terms and conditions to all Cllrs.

7.3 Cllr Evans reported that he is continuing with his endeavours to obtain the Heras Fencing which is required to secure the site. A member of the public suggested a supplier who is fairly local.

7.4 Cllr D Borton reported that she had received an enquiry about landscaping the site until it is sold. She had responded that this proposal would not be viable.

8. Cllr Evans reported that problems were occurring at Elizabeth Close as they had in 2013. Members of the public had complained about broken bottles and other rubbish being strewn about which was a risk to children in particular. It was resolved to authorise Cllr Evans to arrange for the Park Guard to patrol the area on Friday evenings until the end of September 2014 provided that the cost will not be more than 10% over the amount paid in 2013. Reports are to be sent to Cllr D Borton by email.

9. Applications not tabled: None

10. Information Items and other items for next agenda:

10.1 Cllr Arnold reported:

(a) He had been in contact with Clare Munday (EFDC) who had informed him that as a result of the considerable amount of wood chipping taking place at Birchwood chips had broken through the fencing and contaminated the adjoining waterway. The operators had been instructed to deal with the problem and if they failed to do so enforcement action would be taken.

(b) Whilst the use of motor cycles was continuing in the area of Birchwood this activity had been substantially reduced.

10.2 Cllr Ballard reported that gates and pillars have been erected near to the site of Mill House, Betts Lane and it appeared without planning permission. He agreed to contact the enforcement officer at EFDC.

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

12. Date of next meeting of Planning Committee.

24th July 2014 at 7.30 pm.

Before closing the meeting the Chairman on behalf of all Cllrs thanked Cllr Arnold for showing Cllrs the drawings and documents relating to the various planning applications by demonstrating the use of I Plan.

The meeting closed at 9.25 pm.