

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 25th September 2014 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, D Borton, E Borton, Culling, Evans, Frydrych.

Also present: Lorraine Ellis (Clerk), 15 Members of Public and 1 Member of Press.

1. Apologies for absence: Cllrs Shorter, Skipper, Castle, Ballard, Carter.

2. Declarations of Interest:

Cllr Frydrych – Items 4 (a) Personal & 5 (f) Pecuniary

3. Approval and signing of minutes:

The minutes of the Planning Committee held on 11th September 2014 were approved.

4. Enforcement Notices/Appeals:

- (a) **Reference** ENF/0032/12 **Notice Type** Breach Type: Breach of Conditions
Location Leaside Nursery, Sedge Green, Nazeing, Waltham Abbey, Essex, EN9 2PA
Alleged Breach BOC 11 EPF/2215/09 **Case Events** E03d - Notice Compliance Due 09/09/2014

Noted.

5. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1681/14 **Officer:** Dominic Duffin
 Applicant Name: Mr Adrian Crawley
 Location: Uplands, Middle Street, Nazeing, Essex, EN9 2LQ
 Proposal: Proposed single rear extension to replace existing conservatory and replacement garage to sit aligned with neighbouring properties garage.

Resolved – No objection.

- (b) **Application No:** EPF/1985/14 **Officer:** Graham Courtney
 Applicant Name: Mr Andrew McFayden
 Location: Rear of 66 to 70 Western Road, Nazeing, Waltham Abbey, Essex, EN9
 Proposal: Residential development comprising 3 detached dwellings rear of 66 to 70 Western Road, Nazeing (Revised application to EPF/0931/14).

Resolved – To object to the proposal, which if permitted would result in over development of the site contrary to Policy DBE 2 which reads “Planning Permission will not be granted for new buildings which have a detrimental effect upon existing neighbouring or surrounding properties in either amenity or functional terms”.

Parking in the road will be an issue due to the narrow width of the road.

- (c) **Application No:** EPF/1989/14 **PN** **Officer:** Graham Courtney
 Applicant Name: Mr Peter Di Maria
 Location: Presdale Farm Nurseries, Hoe Lane, Nazeing, Essex, EN9 2RJ
 Proposal: Prior Notification of a proposed change of use of Agricultural Building to a Dwelling House (Use Class C3) for agricultural storage.

Resolved – No comment.

- (d) **Application No:** EPF/2000/14 **DOC** **Officer:** Dominic Duffin
Applicant Name: Mr Stephen Burton
Location: Brook House, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LQ.
Proposal: Confirmation of discharge of Condition 2 "Materials" for EPF/0895/14 - Replacement of wooden fence/gate with brick wall to match existing.

Resolved – No objection.

- (e) **Application No:** EPF/1610/14 **Officer:** Dominic Duffin
Applicant Name: Mr Ticu Patel
Location: 12 A Nazeing Road, Nazeing, Waltham Abbey, EN9 2JL
Proposal: Loft conversion, with rear dormer and raised roof to rear two storey section of the dwelling.

Resolved – No objection.

- (f) **Application No:** EPF/1872/14 **Officer:** Dominic Duffin
Applicant Name: Mr Trevor Leake
Location: Millbrook Business Park, Hoe Lane, Nazeing, Essex, EN9 2RJ
Proposal: Removal of conditions 2 (hours of operation) and 3 (work within the building) of Planning Permission EPF/1249/00.

Member of public commented on this application & read out a letter from an owner of the business park, who is opposed to the application.

Another member of the public also commented on this application, letter was circulated to the Cllrs before the meeting & is opposed to this application.

Another member of the public also commented on this application, concern with the structure of the road & is opposed to this application.

Each of the persons who have objected stated that they would communicate to EFDC directly.

Resolved – Object to the application.

- (g) **Application No:** EPF/2012/14 **Officer:** Lindsay Trevillian
Applicant Name: Mr Colin Bell
Location: 82 - 84 Old Nazeing Road, Broxbourne, Hertfordshire, EN10 6RL
Proposal: Double storey rear and side extension to No. 82, first floor rear extension to No. 84

Resolved – No objection.

- (h) **Application No:** EPF/2024/14 **DRC** **Officer:** Jill Shingler
Applicant Name: Mr Vince Russo
Location: Valley Grown Nurseries, Langridge Nursery, Paynes Lane, Nazeing, Essex, EN9 2EX
Proposal: Submission of details required by conditions 2, 3, 7, 8, 11, 12 and 13 to 24 of EPF/2350/13 for glasshouse extension. (Archaeology, ecology, ecological enhancement, landscaping, landscape management, drainage, contamination and foundations).

Resolved – No comment.

- (i) **Application No:** EPF/2052/14 **Officer:** Dominic Duffin
Applicant Name: Mr & Mrs Treglohan
Location: Shadbrook, Middle Street, Nazeing, Essex, EN9 2LQ
Proposal: Extension & refurbishment to two storey dwelling to include front, side & rear extensions to remodel house.

Resolved – No objection but some Cllrs had reservations on the size of the property and it's close proximity to the boundaries.

6. Applications not tabled:

None

7. Information Items and other items for next agenda:

None

8. Exclusion of public and press.

This was not required.

9. Date of next meeting of Planning Committee.

9th October 2014 at 8:00pm.

The meeting closed at 8:15pm.