

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 18th December 2014 at 8:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Evans (Chairman), Arnold, E Borton, Carter, Castle, Knight, Joslin (part).

Also present: Lorraine Ellis (Clerk).

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllrs Ballard, D Borton, Culling, Frydrych, Skipper.

2. Declarations of Interest:

Cllr Knight – all items listed below non-pecuniary interest.

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 27th November 2014 were approved.

4. Enforcement Notices/Appeals: None received since the last meeting.

5. Planning Applications:

- (a) **Application No:** EPF/2667/14 **Officer:** Dominic Duffin
 Applicant Name: Mr Tom Casey
 Location: The Old Mill House, Betts Lane, Nazeing, Essex, EN9 2DA

Proposal: Retention of entrance gates for security purposed for a temporary period whilst building works on site proceed.

Resolved – No objection but subject to the following observations (i) there appears to be insufficient space to allow vehicles to stop off the road while the gates are opened (ii) the gates appear more permanent than temporary fixture, due to the material used.

- (b) **Application No:** EPF/2690/14 **Officer:** Steve Andrews
 Applicant Name: Mr T Smith
 Location: Warwick House, Bumbles Green, Nazeing, Waltham Abbey, EN9 2SD

Proposal: Erection of new detached dwelling.

Resolved – object to the application, due to over development of the site, diminished garden and access onto a busy road. NPC are not enthused by the application, it is a prestigious property and by adding another building, it diminishes the main dwelling.

NPC would also like to query the status of the previous application EPF/1188/14 (which has been approved) – will this application be withdrawn?

- (c) **Application No:** EPF/2700/14 **Officer:** Steve Andrews
 Applicant Name: Mr & Mrs Brindley
 Location: Buttfield, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Demolition of existing single storey structures and construction of new single storey rear extensions and new open porch to main entrance door.

Resolved – No objection.

- (d) **Application No:** EPF/2704/14 **LB Officer:** Steve Andrews
 Applicant Name: Mr J A Copping
 Location: Longyard Cottage, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DA

Proposal: Grade II Listed Building Application for internal and external alterations to 4 no front windows, 2 porch windows and a porch door.

Resolved – No comment.

- (e) **Application No:** EPF/2723/14 **Officer:** Steve Andrews
Applicant Name: Mr T Smith
Location: Warwick House, Bumbles Green, Nazeing, Waltham Abbey, EN9 2SD.

Proposal: Conversion of existing detached garage/office into a 1 bedroom residential annexe.

Resolved – no objection but subject to the following conditions in relation to the 1 bedroom residential annexe (i) it retains the same postal address as Warwick House and (ii) it cannot become a separate dwelling.

NPC are also concerned that the effect of the planning applications EPF/2690/14 and EPF/2723/14 is that potentially there may be 3 separate dwellings on the site which is clearly over development.

- (f) **Application No:** EPF/2799/14 **Officer:** Dominic Duffin
Applicant Name: Mr Brian Collinson
Location: Brians Showroom, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Land rear of Brian's Showroom change of use from agricultural to garden use, for residential use in connection with the first floor dwelling above the showroom. The rear land has been used as a garden since the purchase of the property 28 September 2001 and outbuilding/summer house/store cabin for the ancillary use with residential part of the property.

Resolved – no objection but the Planning Officer is requested to note that the change of land use from agricultural to garden use will result in loss of green belt and there is also concern that this could lead to a future application for a separate dwelling.

Clerk to forward any emails/letters received on this application to EFDC.

- (g) **Application No:** EPF/2838/14 **Officer:** Steve Andrews
Applicant Name: Mr Paul Heath
Location: Fairview Cottage, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DB

Proposal: Proposed side ground floor extension.

Resolved – no objection.

6. Applications not tabled: None.

7. Information Items and other items for next agenda: None.

8. Exclusion of public and press. Not required.

9. Date of next meeting of Planning Committee. 8th January 2015, 8pm.
Meeting closed 9:30pm.

Signature of Chairman:

Date: