

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 12th March 2015 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk). 3 members of the Public.

1. Apologies for absence: Cllr Ballard, Culling, Skipper

2. Declarations of Interest:

Cllr Shorter non pecuniary interest in all the planning applications.

Cllr Frydrych 6a non pecuniary interest

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 26th February 2015 were approved.

4. Communications:

a) Cllr Joslin received a letter from EFDC advising that application EPF/0033/15 has been withdrawn by the applicant.

b) Cllr D Borton has received a number of complaints from residents, concern of commercial use (Exercise class/bootcamp) at Mill House in Betts Lane. Residents have asked for support from NPC. Letter of support to be sent to jgodden@eppingforestdc.gov.uk

c) Cllr D Borton was advised that a resident had written to County Cllr Jackson, requesting a "pedestrians crossing the road" sign to be erected at Bumbles Green. Cllr D Borton has spoken to County Cllr Jackson, they are doing a safety survey and new sign will be dealt with at that time. No further action required.

5. Enforcement Notices/Appeals:

None received.

6. Planning Applications: To following applications were considered:

- (a) **Application No:** EPF/0281/15 **CLD Officer:** Dominic Duffin
Applicant Name: Mr P Milazzo
Location: Jaden Hoe Lane Nazeing Waltham Abbey EN9 2RJ

Proposal: Certificate of lawful development for the existing use of non-compliance with agricultural occupancy condition (2 of EPO/660/73 and condition 1 of PO/660A/73).

Resolved – No comment

- (b) **Application No:** EPF/0310/15 **Officer:** Dominic Duffin
Applicant Name: Mrs Sarah Treglohan
Location: Shadbrook Middle Street Nazeing Essex EN9 2LQ

Proposal: Alteration to existing approved planning application EPF/2052/14 - First floor rear projection extension further and roof alteration.

Resolved – No objection.

- (c) **Application No:** EPF/0334/15 **Officer:** Dominic Duffin
Applicant Name: Ms G Alferi
Location: 2 Shooters Drive Nazeing Essex EN9 2QD

Proposal: Proposed single storey rear extension and internal & external alterations.

Resolved – No objection.

The following are provided for information only, EFDC do not normally accept comments on these applications:

(d) **Application No:** EPF/0139/15 **PN** **Officer:** Graham Courtney
Applicant Name: Graham and Pam Burton
Location: Hillside Nursery Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ

Proposal: Prior approval of proposed change of use of Agricultural Building to a Dwelling House (Use Class C3)

Resolved – No comment

(e) **Application No:** EPF/0143/15 **DRC** **Officer:** Graham Courtney
Applicant Name: Mr Peter Di Maria
Location: Presdale Farm Nurseries Hoe Lane Nazeing Essex EN9 2RJ

Proposal: Application for approval of details reserved by condition 2 'Design of proposed conversion' of EPF/1989/14 (Prior Notification of a proposed change of use of Agricultural Building to a Dwelling House (Use Class C3).

Resolved – No comment

7. Applications not tabled:

None.

8. Financial Matters.

It was agreed to authorise:

- i) Payment of £639.27 for Kier invoices, held over from 26/2/15.
- ii) Vince Cresswell to proceed with all work quoted, for the Total Site.
- iii) To obtain quote from Vince Cresswell to clear weeds / vegetation growth on the Total Site and proceed with work if cost within agreed budget.

9. Information Items and other items for next agenda.

Cllr Joslin advised about green and other waste being dumped on land fronting Waltham Road near to Denver Lodge Farm. The clerk to write to Environment Agency (contact tba) & and provide a copy of the letter to Enforcement Dept. at EFDC. Item to be included on the next Parish Council meeting agenda.

Cllr Joslin reported that the new footway along Middle Street from Bumbles Green Roundabout is being ruined by allotment holders parking. Cllr Castle to liaise with Arthur Baker / allotment holders.

Cllr Joslin requested permission from NPC for his contractor to go onto the allotments for the purpose of undertaking the necessary work to implement the Diversion Order in respect of FP 59, by removing the hedge on the boundary of Bumbles Green Farm. Item to be included on the next Parish Council meeting agenda.

Cllr Shorter raised concern that Lignacite lorries at Sedge Green, drive up the access road past the Broxbourne Sailing Club and turn round which has destroyed the road and now ambulances and fire engines can't drive down the road to serve the houses there. The clerk to write to Essex Highways. Item to be included on the next Parish Council meeting agenda.

10. Exclusion of public and press. None.

11. Update on Matters relating to the Total site.

Cllr E Borton recapped on the recent actions for the Total Site and this was followed by discussion on the considerable email correspondence which has taken place since the Full Council Meeting. The discussion also centred around concern as to whether or not incorrect information had been given to Mr Ellerbeck. There was some disagreement as to whether this had been the case and if so how it had come about.

Cllr Arnold proposed that NPC write to EFDC stating that NPC do not accept the proposal for social & affordable housing on the site and that NPC wish there to be market value housing on the site with a discount for local Nazeing residents.

Cllr Evans seconded the proposal. 9 Cllrs voted in favour of the proposal and there was one abstention (Cllr E Borton).

Cllr Joslin proposed that Mr Ellerbeck be asked to enter into an option agreement within 28 days to purchase the Total Site at a price of £700,000 with completion in 9 months and with a non-returnable option fee of £10,000 being paid on the signing of the agreement. Provision to be made in the agreement for there to be market value housing on the site with a 15% discount for local Nazeing residents.

If Mr Ellerbeck ultimately purchases the site the option fee will be credited against the purchase price.

Cllr Shorter seconded the proposal. 8 Cllrs voted in favour of the proposal and there were two abstentions (Cllrs D Borton & E Borton).

The clerk will write formally to Mr Ellerbeck within a few days making the proposal.

Cllr Shorter proposed that NPC dis-instruct Bidwells. Cllr Carter seconded the proposal. 4 Cllrs voted in favour of the proposal Cllrs Carter, Frydrych, Knight, Shorter and 6 Cllrs voted against the proposal Cllrs Joslin, Arnold, D Borton, E Borton, Castle, Evans.

12. Date of next meeting of Planning Committee. 26th March 2015, 7:30pm.

Meeting closed 22:20pm.

Signature of Chairman:

Date: