

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 9th April 2015 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Ballard, D Borton, E Borton, Castle, Culling, Frydrych, Knight, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk). 2 members of the Public.

1. Apologies for absence: Cllrs Arnold, Carter, Evans.

2. Declarations of Interest:

Cllr Frydrych item d & e non pecuniary interest

Cllrs D Borton & E Borton item e non pecuniary interest

Cllr Shorter non pecuniary interest in all the planning applications.

3. Approval and signing of minutes:

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

4. Communications:

a) Peter Charman proposed a flood planning meeting between himself & some of the Cllrs, advise Peter Charman of some suitable dates.

This item to be carried forward to after 7th May, the Election date.

b) Kristy Casey has enquired if she could use the playing field at Bumbles Green on a Wednesday evening, for an exercise class, or possibly use Elizabeth Close.

Confirm if Kristy is using Clayton Hill. It was agreed to ask Cllr Arnold to liaise with Kristy regarding possible use of the playing field. Cllr Castle was concerned that the number of people using the field would escalate & the football pitches would be used.

5. Enforcement Notices/Appeals: The following Enforcement Notices were noted.

Enforcement Action Ongoing

Reference	Address	Breach	Action	Officer
0238/14	Unit 2 Millbrook Industrial Park – Hoe Lane, Nazeing	Breach of Condition Notice Breach of condition 3 of EPF/1249/00 all works to be carried out inside the unit	1	DT

1 = Enforcement Notice/Section 215 Notice/Breach of Condition Notice issued

Enforcement Cases Closed

Reference	Address	Breach	Result	Officer
0120/15	Land South West, Beggars Roost, Sedge Green, Nazeing	Possible development of gypsy site	2	CM
0072/15	Longacre, St Leonards Road Nazeing	EPF/1429/14 windows not as plans	2A	DT
0124/15	Lake House, Lake Road, Nazeing	Works to TPO trees	3	CM

Result

2 = No Breach of Planning Control revealed

2A= No Breach Permitted Development

3 = Breach Ceased

6. Planning Applications: To following applications were considered:

(a) Application No: EPF/0570/15 **Officer:** Jill Shingler

Applicant Name: Mr Kevin Ellerbeck

Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Demolition of existing Garden Centre/Commercial Buildings and erection of 27 dwellings with associated parking and landscaping

Cllr Frydrych proposed that NPC have no objection to the planning application, all Cllrs present were in agreement with the proposal.

It was noted that NPC had considered any possible impact on Great Meadow.

Resolved – no objection.

(b) **Application No:** EPF/0571/15 **Officer:** Steve Andrews

Applicant Name: Mrs Betty Bland

Location: 10 North Barn, Nazeing, Waltham Abbey, Essex, EN10 6RR

Proposal: Single storey side and part front extension and ramped access for disabled use to improve access to side.

Resolved – no objection.

(c) **Application No:** EPF/0616/15 **Officer:** Steve Andrews

Applicant Name: Mr Martin Godsave

Location: The Cedars, St Leonards Road, Nazeing, Essex, EN9 2HJ

Proposal: Removal of existing conservatory and erection of a single storey rear extension.

Resolved – no objection.

(d) **Application No:** EPF/02990/14 **Officer:** Dominic Duffin

Applicant Name: Mr J Speller

Location: Middlebrook Industrial Estate, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Proposed extension to create three additional B1/B8 industrial units

Cllr Frydrych left the meeting for the duration of the discussion on this application.

Cllr E Borton proposed that NPC object to the application as it is an extension into the Green Belt with no special circumstances.

All Cllrs present were in agreement, save that Cllrs Knight & Shorter abstained.

Resolved – object to the application as it is an extension into the Green Belt with no special circumstances.

(e) **Application No:** EPF/0529/15 **Officer:** Steve Andrews

Applicant Name: Mr Tom Arnold

Location: Camps Grange, Hoe Lane, Nazeing, Essex, EN9 2RG

Proposal: Detached garage with work space over.

Cllrs D Borton, E Borton & Frydrych left the meeting for the duration of the discussion on this application.

All Cllrs present had no objection to the application.

Resolved – no objection but if permission is granted it be subject to a condition that the building may not be used as a separate residential dwelling.

These are provided for information only, EFDC do not normally accept comments on these applications.

(f) **Application No:** EPF/0676/15 **PDE Officer:** Mavis Bird

Applicant Name: Mr Joe Vinci

Location: Stoneshot Cottage, Hoe Lane, Nazeing, Waltham Abbey, EN 2RW

Proposal: Prior approval application for a 3.7m deep single storey rear extension, height to eaves 2.6m and maximum height 4m.

Resolved – No comment.

- (g) **Application No:** EPF/0665/15 **CLD** **Officer:** Mavis Bird
Applicant Name: Mr Joe Berry
Location: 10 Hoe Croft Nazeing, Waltham Abbey, EN9 2RD

Proposal: Certificate of lawful development for a proposed 3m rear extension.

Resolved – No comment. NPC made the observation that the houses at the rear of 10 Hoe Croft should be given notice if not previously notified.

- (h) **Application No:** EPF/0659/15 **DRC** **Officer:** Steve Andrews
Applicant Name: Mr Paul Heath
Location: Fairview Cottage, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DB

Proposal: Application for approval of details reserved by condition 3 'Drainage Details' of planning permission EPF/2838/14 (Proposed side ground floor extension)

Resolved – No comment.

7. Applications not tabled:

None.

8. Financial Matters.

None.

9. Information Items and other items for next agenda:

a) Hedge cutting. The Wildlife & Countryside Act 1981 prohibits the cutting of hedges between 1st March and no earlier than 31st July. It was agreed that Vince Cresswell would be advised to cut the hedges in the autumn.

b) To discuss the Chairman's private response to the email received from a local resident regarding possible development at Nazeing Park House.

10. Exclusion of public and press.

Not required.

11. Update on Matters relating to the Total site.

Cllr Joslin updated NPC, Bidwells had sent a letter to Mr Ellerbeck, content as agreed at the last meeting. Mr Ellerbeck emailed a response to NPC via the Clerk, stating that he does not want to deal with Bidwells directly, also that he is not looking to pay a non-returnable deposit.

Cllr Joslin proposed that any decision on the Total site is postponed to the Full Council Meeting. Following discussion, all Cllrs were in agreement, save that Cllr Culling abstained.

The Clerk to advise Mr Ellerbeck it was agreed his email would be discussed at the next Full Council Meeting when all Cllr members are present.

12. Date of next meeting of Planning Committee. 23rd April 2015, 7:30pm.

Meeting closed at 9:25pm.

Signature of Chairman:

Date: