

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 10th September 2015 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Carter, DiMaria, Frydrych, Shorter.

Also present: Lorraine Ellis (Clerk), 4 members of the Public.

Cllr Joslin addressed the meeting to advise that Cllr Ballard had passed away since the Council's last meeting. There was a minute's silence.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllrs Evans, Knight, Skipper.

2. Declarations of Interest:

Cllr Shorter non pecuniary interest in all the planning applications.

Cllr Frydrych non pecuniary interest in planning application 6d.

Cllr Arnold non pecuniary interest in in planning application 6c.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 13th August 2015 were approved and signed by the Chairman of Planning with no amendments.

4. Communications:

Items a) to c) for noting.

a) Received Annual Report 2014/15 from Voluntary Action Epping Forest, available in the office. AGM Tuesday 8th September 2015 at 10am.

b) Consultation: NHS West Essex CCG seeks views on plans for improving stroke care by 20 October 2015. Information on noticeboards.

c) EFDC advised that the final reports are to be presented to Cabinet on 3 September 2015, following the Green Belt Review (Stage 1).

d) EFDC has received an application for the designation of a neighbourhood area from Epping Upland Parish Council. Consultation is until 14/09/15, comments to be sent to EFDC. Details circulated to Cllrs. Noted.

e) EALC AGM & Conference Event is on 24/9/15. Details circulated to Cllrs. Cllr Evans will be attending. Cllr Arnold may attend.

f) To consider the request from Mr Graham Smith to display a poster (Open letter to residents of Nazeing) on the Parish noticeboard.

It was agreed that the poster may be displayed providing some minor changes are included, which Cllr Arnold will discuss with Mr Smith.

5. Enforcement Notices/Appeals: None received.

6. Planning Applications: The following applications were considered:

(a) Application No: EPF/1690/15 **Officer:** Graham Courtney

Applicant Name: Mr William H Wood

Location: St Leonards Farm St Leonards Road Nazeing Waltham Abbey Essex EN9 2HG

Proposal: Re-siting of approved dwellings, removal of bay windows and single storey lean-to and change of window and door openings. (amended application to EPF/1908/13).

It was noted that a local resident had written to EFDC and copied The Council.

Resolved – it appears to be a retrospective planning application because it is evident that the houses have already been built. The Council strongly objects to the application, on the following grounds:

- i) it is totally out of keeping with the other properties in the area**
- ii) the properties have an adverse effect on the neighbouring properties**
- iii) the applicant has totally ignored the terms of his original permission and has failed in many respects to comply with the approved plans.**
- iv) the Council had raised no objection to the original plans as they were in keeping with the surrounding properties but would have most strongly objected to the revised plans if they had been produced originally**
- v) the Council also asks if any enforcement action has been taken by EFDC**

(b) Application No: EPF/1704/15 **Officer:** Dominic Duffin
Applicant Name: Mr S Downes
Location: 47- 49 North Street Nazeing Essex EN9 2NH

Proposal: Erection of two dwellings.

Resolved – no objection subject to frosted windows installed as necessary and that it is in keeping with the surrounding properties.

(c) Application No: EPF/1828/15 **Officer:** James Rogers
Applicant Name: Mr R Paddick
Location: The Hyde Perry Hill Nazeing Essex EN9 2LL

Proposal: Removal of agricultural occupancy condition no '2' of planning consent EPF/0715A/73.

It was noted that Cllr Arnold abstained from discussion in the Council's decision.

Resolved – no objection, as the property is clearly not viable for agricultural purposes. The applicant has demonstrated that he has complied with all the necessary requirements for the condition to be removed.

(d) Application No: EPF/2410/14 **OUT Officer:** Graham Courtney
Applicant Name: Mr M Valente
Location: Broxlea Nursery Nursery Road Nazeing Lower Nazeing EN9 2JE

Proposal: Outline application to demolish the farm buildings and construct 2 x 3 bedroom bungalows .All matters reserved.

Resolved – no objection provided that only bungalows are erected, as this is in keeping with the neighbouring properties.

7. Planning matters not tabled: None.

8. Financial Matters.

a) It was agreed to authorise payment totalling £9.32.

9. Information Items and other items for next agenda:

a) Cllr Joslin is attending the Area Planning Sub-committee West on 16/09/15, to speak on the Chimes application on behalf of the Council. Cllr Joslin advised that he wished to convey the Council's support to all committee members, in advance of the meeting (as speaking time was limited), this was agreed by the Council.

b) Communication from Mr Ellerbeck regarding a small development in Nazeing. LE to check with Colleen O'Boyle and advise the Council & Mr Ellerbeck.

c) Communication from Mr Collins regarding Bumbles Autocare. LE to circulate the letter. Cllr Frydrych to make enquiries and advise the Council at the next meeting.

10. Date of next meeting of Planning Committee. 24th September 2015, 7:30pm.

Meeting closed at 8:48pm.

Signature of Chairman:

Date: