

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 26th June 2014 at the Leisure Centre, Bumbles Green, Nazeing

Members present: Cllrs. Joslin, Shorter, Ballard, E. Borton, Castle, & Skipper.

Ex-officio members present: Cllrs. D Borton and C Evans.

Non members present: Cllrs. Arnold, Carter and Culling.

Also present: One member of the public. One member of the press.

1. Apologies for absence: Cllr. Frydrych.

2. Declarations of Interest: None

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 5th June 2014 were considered.

(i) It was first recognised that since he was not a member of the Committee the votes of Cllr. Arnold were invalid and of no effect.

(ii) Item 6(a) - the resolution had been proposed by Cllr. Ballard and not Cllr. Arnold.

(iii) Item 6(d) – in relation to the proposal to object to the application – votes in favour were 3 and against 4. The proposal was therefore not carried. It was accordingly resolved to support the application but the Council would prefer that the development is restricted to 10 houses instead of 36.

The minutes were appropriately amended.

It was proposed by Cllr. D Borton and seconded by Cllr. Ballard that subject to the above amendments the minutes be approved. This was carried. Votes in favour – 7, against – 1 (Cllr. Skipper)

4. Communications: The Chairman read a letter sent to Richard Bassett by Graham Smith a copy of which had been provided to the Chairman in which Mr Smith was seeking information as to when the Local Plan will be completed.

5. Enforcement Notices/Appeals: None.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0882/14
Officer: Lindsay Trevillian
Applicant Name: Mr & Mrs Matthew Fox
Location: 101 Old Nazeing Road, Nazeing, Essex, EN10 6RJ

Proposal: Alterations to the existing bungalow including raising the ridge height by 1 metre in order to provide living accommodation within the roof space.

Resolved – no objection

- (b) **Application No:** EPF/1085/14
Officer: Lindsay Trevillian
Applicant Name: Mr Anthony Cancro
Location: 4 North Street, Nazeing, Essex, EN9 2NL

Proposal: Front garden boundary wall and entrance gates

Resolved – no objection

- (c) **Application No:** EPF/1252/14 PDE
Officer: Mavis Bird
Applicant Name: Mrs Celine Whyton
Location: 65 Western Road, Nazeing, Essex, EN9 2QH

Proposal: Prior notification application for a 4 metre deep single storey rear extension with eaves height of 3.6 metres and overall height of 2.4 metres.

It was noted that the figures for the heights of respectively the eaves and overall height appear to have been transposed. Although the Council is precluded from making comments on the application it nevertheless wishes to place on record that this type of application does cause the Council concern. It is assumed that immediate neighbours have been consulted and that the extension will comply with the conditions applicable to Permitted Development.

- (d) **Application No:** EPF/1139/14
Officer: Dominic Duffin
Applicant Name: Mrs Graziella Solazzo
Location: Fairways, Riverside Avenue, Nazeing, Essex, EN10 6RB

Proposal: New roof to existing bungalow with two front dormers and a single rear dormer and a detached garage to the front. (Revised application to EPF/0804/13)

Resolved – no objection

- (e) **Application No:** EPF/1188/14
Officer: Lindsay Trevillian
Applicant Name: Mr T Smith
Location: Warwick House, Nazeing Common, Bumbles Green, Nazeing, Essex, EN9 2SD

Proposal: Erection of new dwelling with link to original house

**The Council carefully considered the documents which accompanied the application and also received detailed information from Cllr. Skipper who had visited the applicant. It was proposed by Cllr. Skipper and seconded by Cllr. Shorter to support the application provided that if permission is granted a Condition is attached that the new dwelling remains part of the original house, is used for the stated purpose and does not become a separate property. This was carried.
Resolved – no objection.**

- (f) **Application No:** EPF/1258/14
Officer: Lindsay Trevillian
Applicant Name: Mrs Natalie Heather
Location: 27 A Hoe Lane, Nazeing, Essex, EN9 2RQ

Proposal: Two storey side extension.

Resolved – no objection.

7. Applications not tabled: None.

8. Information Items and other items for next agenda:

(a) **Application No:** EPF/0511/14 – Applicant Anthony Marshall, Greenleaves Nursery, Hoe Lane. CLD

Cllr E Borton reported that the application had been granted despite the Parish Council objection. He added that the Officers' Report explained that the present structure slightly exceeded the defined limits of a caravan which are L 60 feet x W 20 feet x H 10 feet. Consequently it was not regarded as a mobile home and the issue became that of timing of placement and occupation which had been satisfied. However, Members agreed that this process might have implications for other mobile homes on the application site and other sites in the village. Accordingly, it was RESOLVED that a letter be sent to the Director of Governance at EFDC seeking assurances that regular surveys of all caravan sites in the District would be carried out and a condition be applied on all future applications that dimensions would fall within the statutory definition.

(b) Cllr. D Borton provided an update with regard to the activities at Birchwood Industrial Estate. The conditions of the Planning Consent have been breached. Chipping is taking place constantly and there are lorry movements at all hours. Monitoring will continue.

9. Exclusion of public and press. This was not required.

10. Date of next meeting of Planning Committee.

10th July 2014 at 8.00 pm

The meeting closed at 8.40 pm