

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th July 2016 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), DiMaria, Evans, Frydrych, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk), 1 member of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Carter, Casey, Gross.

2. Public participation:

None.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Joslin non pecuniary interest in 7e planning application.

4. Approval and signing of minutes:

a) The minutes of the meeting of the Planning Committee held on 30th June 2016 were approved and signed by the Chairman of Planning with no amendments.

5. Communications: The following items were noted.

a) EFDC has made an Order on 29 June 2016 to divert part of Footpath 10 Nazeing. Public Notice on noticeboards.

b) Passenger Transport Customer Satisfaction Survey in July. Use the following link to comment www.essex.gov.uk/transportsurvey. Circulated to Cllrs, it was noted that Cllr Culling was asked to respond to the survey.

6. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
0237/16	Land at the Meadows Waltham Road, Nazeing	Land being cleared for possible gypsy site	2	JG
0307/16	6 Whitehall Close Nazeing	Decking erected to rear of property	2a	DT
0280/15	Land corner Pecks Hill, Nazeing	Signage and vehicle mirrors installed	4	SH
0219/15	Birchwood Industrial Estate Hoe Lane – Nazeing	Working outside of permitted hours	1	CM
0168/15	Highbury House Laundry Lane, Nazeing	House occupied in breach of agricultural tie	1	CM
0042/16	Chimes Garden Centre Old Nazeing Road, Nazeing	Importation of waste materials	4	SH
0335/16	2 Maplecroft Lane Nazeing	EPF/0765/15 conversion to new dwelling not as plans house demolished	4	DT

Result

1 = Planning Permission Granted

2 = No Breach of Planning Control revealed

2a= No Breach Permitted Development

4 = Not Expedient to take Enforcement Action

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1372/16 **Officer:** James Rogers
Applicant Name: Mrs Emma Muir
Location: 23 St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HN

Proposal: Erection of conservatory to rear of property.

Resolved – no objection.

- (b) **Application No:** EPF/1537/16 **Officer:** James Rogers
Applicant Name: Mr Ediz Enver
Location: 59 Shooters Drive, Nazeing, Essex, EN9 2QB

Proposal: Front dormer roof extension

Resolved – no objection.

- (c) **Application No:** EPF/1492/16 **OUT** **Officer:** Jill Shingler
Applicant Name: Mr Kevin Ellerbeck
Location: The Chimes Nursery, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Outline Planning Application for 7no Self-Build Houses in accordance with Self-Build Act 2015 with all matters reserved.

Resolved – no objection.

- (d) **Application No:** EPF/1062/16 **Officer:** Nicola Dawney
Applicant Name: Mr & Mrs John Mclellan
Location: 4 Long Green, Waltham Road, Nazeing, Waltham Abbey, Essex, EN9 2LS

Proposal: First floor rear extension.

Resolved – no objection.

- (e) **Application No:** EPF/1505/16 **Officer:** Steve Andrews
Applicant Name: Mr & Mrs Buchan
Location: The Bungalow, Rookwood, Back Lane, Nazeing, Waltham Abbey, EN9 2DD

Proposal: New 2-storey side extension and detached double garage with dormers and store room within roof space.

Resolved – no objection.

- (f) **Application No:** EPF/1563/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mrs Grace Solazzo
Location: Fairways, Riverside Avenue, Nazeing, Waltham Abbey, Essex, EN10 6RB

Proposal: Side and front extensions with roof alterations and velux windows.

Resolved – no objection.

- (g) **Application No:** EPF/1567/16 **Officer:** Graham Courtney
Applicant Name: Mr Ozbay Kent
Location: Yelverton, St Leonards Road, Nazeing, Waltham Abbey, EN9 2EB

Proposal: Demolition of existing bungalow and erection of a new four bedroom detached modern house.

Resolved – no objection.

- (h) **Application No:** EPF/1579/16 **Officer:** Nicola Dawney
Applicant Name: Mr Michael Ashton
Location: Brookfield, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HY

Proposal: Demolition of existing garage and erection of a 2 storey side extension

Resolved – no objection.

This is provided for information only, EFDC do not normally accept comments on this application.

- (i) **Application No:** EPF/1538/16 **CLD** **Officer:** Steve Andrews
Applicant Name: Laurence Hamilton
Location: 15 Pound Close, Nazeing, Waltham Abbey, Essex, EN9 2HR

Proposal: Certificate of Lawful Development for proposed rear roof dormer.

Resolved – no comment.

- (j) **Application No:** EPF/1666/16 **DRC** **Officer:** Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Farm, St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HG

Proposal: Application for approval of details reserved by condition 3 'Phase 1, condition 4 'Remediation', Condition 5 ' Verification report' of planning permission EPF/2336/15 (Prior approval application for proposed change of use of agricultural building to residential use).

Resolved – no comment however the Council would like to bring the following to the attention of the District Council. Regarding application EPF/1908/13, EFDC “granted permission (with conditions)”, regrettably, the applicant did not build in the correct location or with building materials in keeping with the surrounding properties. Application EPF/1690/15 was then submitted which appeared to be a retrospective planning application because it was evident that the houses had already been built. At the time, the Council strongly objected to this new application, on a number of points. The Council would strongly request that this new application is monitored to prevent a repeat of a further complete disregard for the planning application process.

8. Information Items and other items for next agenda:

a) Email from Department for Communities and Local Government has been circulated by the Clerk & Cllr Joslin suggested that this document is read.

9. Financial Matters:

It was resolved to transfer £10,000 between bank accounts.

10. Salary and pension administration. CE

It was resolved to

- a) appoint Abacus Payroll Bureau Ltd to undertake salary and pension administration
- b) have a regular payment date of 28th of the month for the Clerk’s salary.

11. Total site. DJ

To consider proceeding with the implementation of the proposals received from BDG Partners Ltd.

It was resolved that Cllr Shorter will draft proposals as agreed at the meeting and forward to Cllr Joslin.

Proposals to include:

- (i) No financial implications on the Council,
- (ii) Permission to build on the land, at no expense to the Council,
- (iii) All the houses to be completed before any sold although deposits may be taken,
- (iv) As and when houses are sold, the Council is paid first,
- (v) Not a Joint Venture agreement because the Council is not involved in the building, and,
- (vi) Proof of funding to be provided.

12. Date of next meeting of Planning Committee. 4th August 2016, 7:30pm.

Meeting closed at 9:33pm.

Signed by the Chairman:

Date: