

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 10th November 2016 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Carter, Casey, Frydrych, Gross. District Cllr Bassett joined the meeting during discussion on item 7.

Also present: Lorraine Ellis (Clerk), 8 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, DiMaria, Evans and Shorter.

It was noted that County Cllr Jackson sent his apologies.

2. Public participation:

Cllr Joslin proposed that participation would be included at the appropriate item, namely item 7.

A resident also asked about the Council's Neighbourhood Plan.

3. Declarations of Interest:

None

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 27th October were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
0046/16	Oakleigh Nursery Paynes Lane, Nazeing	Packing shed used as separate dwelling	1	DT
0526/16	Hillgrove Business Park Nazeing Road, Nazeing	Building works to convert offices into 9 units	2C	DT

Result: 1 = Planning Permission Granted

2c= Not a Planning related issue

6. Cllr Vacancy:

The Council received one application from Sue Clarke which was circulated before the meeting. Cllr Joslin proposed that Sue Clarke was co-opted onto the Council. All Cllrs voted in favour of the proposal and it was noted that Cllr Carter abstained. Sue Clarke made a declaration of acceptance of office as Councillor.

7. EFDC Local Plan.

Residents having requested that the Parish Council organise a meeting, to discuss the Local Plan, they had been invited to attend to make observations and ask questions.

Cllr Joslin gave a brief summary of EFDC Local Plan, highlighting various sections of the Local Plan to the meeting.

A resident asked why develop on the Green Belt when there is potential for other sites and brownfield sites? District Cllr Bassett explained that other potential sites

may have already been looked at and dismissed for reasons such as contamination, flood zone etc.

Cllr Joslin asked for residents to identify other potential sites and the reasons why, that could be re-developed for residential rather than using Green Belt sites.

District Cllr Bassett also asked if there are any other comments on the Local Plan, to forward to EFDC and Nazeing Parish Council. Deadline for comments is 12/12/16.

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2620/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: East Thames
Location: Land and Garages, Adjacent 44 Palmers Grove, Nazeing, EN9 2HR

Proposal: Demolition of existing garages and erection of 4 affordable homes with 10 parking spaces

It was noted that Cllr Arnold had received a call from a Palmers Grove resident and an email from another resident had been received and circulated to Cllrs.

Resolved – object to the application on the grounds that

- (i) **the access to the proposed development is not suitable for emergency vehicles and refuse trucks,**
- (ii) **the garages and parking spaces were built for the benefit of the properties in Palmers Grove / Hoe Lane & consequently should not be removed,**
- (iii) **by removing the garages and parking spaces, more cars will be parked within Palmers Grove which is already impossible to park and which will also adversely impact & compromise access by emergency vehicles,**
- (iv) **loss of amenity Policy DBE 9,**
- (v) **access from properties immediately abutting the site will be seriously restricted and potentially dangerous for residents,**
- (vi) **garage users car insurance premiums will rise due the vehicles being parked on the street overnight.**

Should the planning application be approved, then conditions should be included and that satisfactory alternate parking for residents and garage tenants is provided.

- (b) **Application No:** EPF/2662/16 **Officer:** James Rogers
Applicant Name: Mr R Paddick
Location: The Hyde, Perry Hill, Nazeing, Essex, EN9 2LL

Proposal: Proposed removal of agricultural occupancy condition 2 contained within planning permission EPO/715a/73 for a bungalow at The Hyde.

It was noted that Cllr Clarke abstained.

Resolved – no objection.

- (c) **Application No:** EPF/2698/16 **Officer:** Jill Shingler
Applicant Name: Nazeing Parish Council (Liquid Living Developments)
Location: Former Total Service Station, Nazeing Road, Nazeing, EN9 2JL

Proposal: Demolition of Existing Service Station and construction of 6 x 2 Bedroom Houses with amenity space, off street parking, and landscaping. Alternative design to approved scheme EPF/0303/13 with higher roof heights.

Resolved – Whilst the Council is the owner of the land, the application was submitted by the developers and the Council therefore makes no comment. If however the application is granted then all permitted development rights should be removed.

It was noted that Cllr Frydrych left the meeting.

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

- (d) **Application No:** EPF/2833/16 **PDE Officer:** Jill Shingler
Applicant Name: Mr Barry Green
Location: Briarbank, Bumbles Green Lane, Nazeing, Waltham Abbey, Essex, EN9 2SG

Proposal: Prior approval for a 6 metre deep single storey rear extension, height to eaves 3 metres and overall height of 3 metres.

Resolved – no comment.

9. Communications:

Item a) was noted:

a) Posters from EFDC about Local Plan exhibitions in November & static information points are on website and noticeboards.

For consideration:

b) Area Planning Sub-Committee West Meeting 16/11/16, is to include EPF1829/16 Land and garages adjoining 14a Pound Close. It was resolved that Cllr Evans would attend to represent the Parish Council.

c) Meeting on 22/11/16 with EFDC to discuss any matters on the Local Plan. To confirm attendance and questions by 11/11/16. It was resolved that Cllrs Joslin and Arnold (subject to business commitments) would attend and questions would be forwarded to the Clerk.

10. Information Items and other items for next agenda:

a) Information item: It was noted that Cllr Frydrych would be unable to attend Council meetings during December 2016 due to health reasons.

b) Items for next Full Council agenda: Continuation of discussion on EFDC Local Plan, bus service issues and Neighbourhood Plan.

11. Date of next meeting of Planning Committee. 24th November 2016, 7:30pm.

Meeting closed 10:27pm.

Signed by the Chairman:

Date: