

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 12th January 2017 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Clarke, Casey, DiMaria, Gross, Shorter & Skipper.

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

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Carter, Evans, Frydrych.

2. Public participation:

None.

3. Declarations of Interest:

Cllr Shorter pecuniary interest in planning application 7c and non pecuniary interest in all other planning applications.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 22nd December were approved and signed by the Chairman of Planning with an amendment to item 7, removing the words "rather than on GB sites" at the end of that minute.

5. Precept 2016/17. LE

Details were circulated to the Cllrs before the meeting. There was some discussion on the draft budget, including if the Precept should include a contribution to Epping Forest Community Transport, who are providing the new C392 bus service. The Precept will be considered and finalised at the next Council meeting, as final figure is required by 31/01/17.

Cllrs to be advised what A/C code 4110 includes (it has a budget of £500).

6. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
0314/16	Hillside Nursery Hoe Lane, Nazeing	Caravan on site for residential use	2A	JG
0039/16	Silverdale Nursery Hoe Lane, Nazeing	No discharge of conditions on EPF/2908/14	3	DT
0598/16	The Goats Rushey Medd Club House, Nazeing New Road	Hutment used as permanent dwelling	3	DT
0596/16	2 Belchers Lane Bumbles Green, Nazeing	Fence panels erected over 2m	4	CM
0192/16	Valley Grown Nursery Paynes Lane, Nazeing	Fencing erected close to highway	4	CM

Result: 2A = No Breach Permitted Development

3 = Breach Ceased

4 = Not Expedient to take Enforcement Action

7. Planning Applications: The following applications were considered:

(a) Application No: EPF/3212/16 Officer: Graham Courtney

Applicant Name: Mr John Moseley

Location: Roydene, Carthegena Estate, Broxbourne, Herts, EN10 6TA

Proposal: Certificate of Lawful Development for existing use of property as a permanent dwelling.

Resolved – one of the members of the Council is aware that this property has been in permanent occupation of upwards of 18 years. Accordingly the Council does not object to the application and it appears that the applicant is entitled to the Certificate of Lawful Development which he has requested.

(b) Application No: EPF/2993/16

Officer: Graham Courtney

Applicant Name: Ozcan Hassan

Location: 6 The Mead, Nazeing New Road, Nazeing, Essex, EN10 6SS

Proposal: Double side and double rear extension

Resolved – no objection.

Advise EFDC one of the plans is incorrect.

(c) Application No: EPF/3273/16

Officer: Sukhvinder Dhadwar

Applicant Name: Mr C Shorter

Location: Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Erection of four detached dwellings

It was noted that Cllr Shorter left the meeting for the duration of the discussion on this planning application. It was also noted that a number of letters of support had been received. Five Cllrs voted in favour of no objection and it was noted that Cllr Clarke abstained.

Resolved – no objection.

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

(d) Application No: EPF/2285/16

Officer: Graham Courtney

Applicant Name: Mr & Mrs Delaney

Location: Devoncot, Carthegena Estate, Nazeing, WALTHAM ABBEY, EN10 6TA

Proposal: Application for variation of condition 1 on planning application EPF/2411/11 (Use of site for private gypsy/traveller site for one family comprising two mobile homes, two touring caravans and utility building) to allow for permanent occupation of the site.

Resolved – no comment.

(e) Application No: EPF/3242/16

Officer: Jane Gravelle

Applicant Name: Ms Maria McShane

Location: Land beside The Willows, Sedge Green, Nazeing, Essex, EN9 2PA

Proposal: Application for approval of details reserved by condition 15 'Contaminated Land Phase 2' of planning permission EPF/1354/16 (Erection of two detached four bedroom houses each with a detached double garage and additional car parking served by a shared drive).

Resolved – no comment.

This is provided for information only, EFDC cannot accept comments on this application:

(f) Application No: EPF/3271/16

Officer: Robin Hellier

Applicant Name: Mr Martin O'Brien

Location: Patience Cottage, Belchers Lane, Bumbles Green, Nazeing, Essex, EN9 2SA

Proposal: Nazeing & South Roydon Conservation Area. T2 Willow & G1 Conifers - fell.

Resolved – no comment.

8. Amenity Matters:

a) Maintenance of the hedges / trees at Bumbles Green and the allotments.

To consider the quotes supplied for Bumbles Green and the allotments.

It was agreed to use GTM Rural Enterprises Ltd to undertake the work.

9. Information Items and other items for next agenda:

Information Item

a) Traffic Commissioner has approved new service C392 by Epping Forest Community Transport, so bus passes can now be accepted after 9:00am.

10. Communications:

For consideration:

a) A resident advised that a car hit a lorry & the 40mph sign on Middle Street on 10/1/17 and ended up on FP59. The resident stated that if any user of the FP had been at the entrance, they would have been killed. It was agreed to advise ECC (LHP & County Cllr Jackson) of this latest incident and advise Essex Highways that 40mph sign had been hit & damaged.

b) Public consultation 5 Jan to 16 Feb 2017 on Joint Replacement Waste Local Plan – Proposed Modifications ECC & Southend-on-Sea Borough Council. Details on noticeboard/website.

Cllr Shorter will review the modifications and report back to the next Full Council meeting. A formal response can be considered at that time. **Action: Cllr CS**

11. Date of next meeting of Planning Committee. 26th January 2017, 7:30pm.

Meeting closed 9:27pm.

Signed by the Chairman:

Date: