

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 24th July 2014 at the Leisure Centre, Bumbles Green, Nazeing

Members present: Cllrs. Joslin(Chairman),D Borton, E Borton, Ballard, Castle, Arnold, Frydrych, Carter & Evans.

Also present: One member of the press.

1. Apologies for absence: Cllrs. Shorter and Skipper.

2. Declarations of Interest: None

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 10th July 2014 were approved without dissension.

4. Communications:

(a) Cllr. Ballard reported that he had received a message from the District Enforcement Officer, Sharon Hart, indicating that she would be contacting the office by email with regard to the gates at Mill House.

(b) Cllr. D Borton reported that she had received a letter from Nigel Richardson of EFDC stating his views with regard to applications for Certificates of lawful development for dwelling houses which had previously been mobile homes. He referred specifically to the application in respect of Greenleaves Nursery which had been approved. His observations were not accepted by the Council and Cllr. E Borton agreed to respond to the letter.

5. Enforcement Notices/Appeals: None.

6. Before dealing with the planning applications the Chairman proposed that Cllr. Arnold be elected as projectionist of the documentation for viewing by the Cllrs. at this and all future meetings. This was seconded by Cllr. Castle and carried.

7. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/1465/14

Officer: Graham Courtney

Applicant Name: Mr O Gaiteri

Location: Sedge Green Nursery, Sedge Green, Nazeing, EN9 2PA

Proposal: Erection of Packing Shed for the Packing of Salad Produce Grown at Sedge Green & Chalkfield Nurseries and Formation of Adjoining Hardstanding

Resolved – no objection to the application but if permission is granted this should be subject to the following conditions:

(i) Screening by trees should be provided along the road frontage of the site in order to avoid a detrimental effect on the properties on the opposite side of the road.

(ii) If the horticultural use of the packing shed ceases then the building must be removed from the site including the foundations and the land restored to its previous condition.

(b) **Application No:** EPF/1488/14 DRC

Officer: Graham Courtney

Applicant Name: Mr William H Wood

Location: St Leonards Farm, St Leonards Road, Nazeing, Essex, EN9 2HG

Proposal: Application for approval of details reserved by condition 3 (materials) and condition 5 (details of residential curtilage) of planning permission EPF/1908/13 (Removal of former

pair of cottages and erection of replacement pair of cottages)

The Council does not object to the application but makes the following comments:

(i) The fencing around the site should be screened by bushes/foliage in order to preserve the rural aspect of the site as much as possible.

(ii) The trees along the boundaries of the site must be retained and should immediately protected by Tree Preservation Orders.

(c) **Application No:** EPF/1500/14 DRC

Officer: Graham Courtney

Applicant Name: Mr William H Wood

Location: St Leonards Farm, St Leonards Road, Nazeing, Essex, EN9 2HG

Proposal: Application for approval of details reserved by condition 5 (Disposal of surface water) and condition 6 (foul drainage) of planning permission EPF/0909/14 (erection of double garage with office in roof space to include toilet accommodation)

The Council does not object to the application but makes the following observations:

(i) Screening must be provided in order to preserve the privacy of the adjoining and adjacent houses.

(ii) The trees surrounding the whole site must be retained and immediately protected by Tree Preservation Orders.

(iii) The placing of advertisements on St. Leonards Road must be prohibited and all others restricted in what is predominantly a rural area.

(d) **Application No:** EPF/1429/14

Officer: Lindsay Trevillian

Applicant Name: Mr Stavros Tsourou

Location: Longacre, St Leonards Road, Nazeing, Essex, EN9 2HQ

Proposal: Roof conversion by raising the ridge level and insertion of 3 front and rear dormer windows.

Resolved – no objection

(e) **Application No:** EPF/1668/14 TPX

Officer: Robin Hellier

Applicant Name: Mrs V Day

Location: Newlands, Middle Street, Nazeing, Essex, EN9 2LH

Proposal: NAZEING AND SOUTH ROYDON CONSERVATION AREA:

50 year old + Prunus Cerasifera "Pissardii" – Reducing canopy by approximately one third as tree has die back.

Resolved – no objection provided the work is approved by the Tree Officer for the District Council.

(f) **Application No:** EPF/1661/14 PDE

Officer: Mavis Bird

Applicant Name: Mr Imran Ali

Location: School Knotts, Middle Street, Nazeing, Essex, EN9 2LQ

Proposal: Prior approval application for a 6 metre deep timber and double glazed garden room, height to the eaves 3 metres and maximum height of 3 metres.

The Council expressed concern that notwithstanding no proper consideration will be given to the proposal it will be permitted to proceed. Nevertheless notification must be given to the owners of the adjoining properties.

8. Applications not tabled: None

9. Information Items and other items for next agenda:

The Chairman gave a summary of the results of various applications which had recently been considered by the Council and confirmed that the notifications are available for inspection by Councillors.

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

11. Date of next meeting of Planning Committee.

14th August 2014 at 8.00 pm.

The meeting closed at 8.35 pm.