

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th August 2014 at the Leisure Centre, Bumbles Green, Nazeing

Members present: Cllrs Joslin (Chairman), D Borton, E Borton Ballard, Castle, Frydrych, Shorter & Evans.
Also present one member of the public.

1. Apologies for absence: Cllrs Carter, Arnold & Skipper.

2. Declarations of Interest:

Cllr Castle – Items 6(a) and 6(d) Personal
Cllr Frydrych – Items 6(b) and 6(g) Pecuniary
Cllr Shorter – Item 6(b) Personal
Cllr D Borton – Item 6(b) Pecuniary, Item 6(e) Personal
Cllr E Borton - Item 6(b) Pecuniary, Item 6(e) Personal

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 24th July 2014 were approved without dissension.

4. Communications:

Cllr Evans reported that he had received invitations

(a) To attend a reception on 05/09/2014 when the Bishop of Chelmsford would be present.

(b) From the Scouting Association to attend the presentation of awards.

5. Enforcement Notices/Appeals: None.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1567/14 **Officer:** Lindsay Trevillian
Applicant Name: Mr Robert Jenkins
Location: Hawthorns, Paynes Lane, Nazeing, Essex, EN9 2EU
Proposal: New proposed detached granny annex.

The application was stated to be for a granny annex which is clearly not the case. It is evident that the building is to be a new separate dwellinghouse. The property is situated in the Green Belt and there are no very special circumstances. **Resolved unanimously - object to the application.**

- (b) **Application No:** EPF/0734/14 **Officer:** Dominic Duffin
Applicant Name: Mr Thomas and Gaskin
Location: Winston Farm, Hoe Lane, Nazeing, Essex, EN9 2RJ
Proposal: Erection of four dwellings following the demolition of kennels and associated commercial buildings and relinquishment of residential mobile home.

At present the property has a mixed use some of which is industrial including possibly some which is unlawful. The proposed development would result in a vast improvement. In particular there would be a reduction in noise pollution and the use of heavy vehicles. Provided that all industrial and commercial use of the site ceases – **Resolved – No objection. 4 votes in favour and 1 against.**

- (c) **Application No:** EPF/1658/14 **Officer:** Lindsay Trevillian
Applicant Name: Mr Raj Sagoo
Location: 121 North Street, Nazeing, EN9 2NJ
Proposal: Side extension to existing detached house.

Resolved unanimously – No objection provided that obscured glass is fitted to any windows which overlook the adjoining property.

- (d) **Application No:** EPF/1706/14 **Officer:** Dominic Duffin
Applicant Name: Mr William Dorsett
Location: 84 Old Nazeing Road, Nazeing, Essex, EN10 6RL
Proposal: Rear first floor extension.

Resolved unanimously – No objection.

- (e) **Application No:** EPF/1719/14 **Officer:** Graham Courtney LB
Applicant Name: Mr Derek Brown
Location: Camps, Hoe Lane, Nazeing, Essex, EN9 2RG
Proposal: Grade II listed building application for the change of use and adaptation of barn to single dwelling. (Amended application)

The Chairman read a letter of objection he had received by email from Mr T Arnold a neighbour. The objections were considered. The conclusions of the Committee were that the work being undertaken is of a high standard. It appears that some windows may overlook the adjoining property and this should be investigated. Subject to this point – **Resolved – No objection.**

- (f) **Application No:** EPF/1634/14 **Officer:** Mavis Bird CLD
Applicant Name: Mr Imran Ali
Location: School Knotts, Middle Street, Nazeing, EN9 2LQ
Proposal: Application for a Certificate of Lawful Development for a proposed hip to gable along with rear dormer extension, single storey side extension and demolition of existing garage.

Resolved – No comment.

- (g) **Application No:** EPF/1542/14 **Officer:** Graham Courtney
Applicant Name: Mr James Connors
Location: Hall Mead Nursery, Nazeing Road, Nazeing, EN9 2HU
Proposal: Retrospective application for the change of use of land to a residential caravan site, for four Gypsy/Traveller families, to contain four static caravans, four touring caravans, four Utility/Dayrooms and parking for 8 vehicles and associated hardstanding.

The Applicant attended and spoke about his application. In particular he mentioned that this is a genuine family site. Some Cllrs had visited the property. They reported that they considered the site to be immaculate and that it appeared the Applicant had complied with all his obligations.

Resolved by 4 votes in favour and 3 against – No objection.

- (h) **Application No:** EPF/1867/14 **Officer:** Graham Courtney
Applicant Name: Mr & Mrs S Clark
Location: Nazeby, Betts Lane, Nazeing, Essex, EN9 2DB
Proposal: Rear single storey and porch extension. Revised application to EPF/0102/14

Resolved – No objection.

- (i) **Application No:** EPF/1877/14 **Officer:** Christopher Neilan TRE
Applicant Name: Mr Robert Ponter
Location: 116 Old Nazeing Road, Broxbourne, Herts, EN10 6QY
Proposal: TPO/EPF/33/09 - Willow: Fell as dead/dying.

Resolved – the Council is content to rely on the decision of the District Council's Tree Officer.

- (j) **Application No:** EPF/1732/14 **Officer:** Graham Courtney PN
Applicant Name: Mountely Ltd
Location: First Floor Above, 31 - 37 Hillgrove Business Park, Nazeing Road, Nazeing Essex, EN9 2HB
Proposal: Prior notification of change of use of B1 (offices) to C3 (residential).

Whilst by virtue of the nature of this application the Council is to some extent restricted when making comments It was Resolved unanimously - Object to the proposal for the following reasons:

- i. The property forms part of a Business Park which has 24 hour operation.**
- ii. It is inappropriate and unsuitable for premises to be used for residential purposes within an industrial/commercial area.**
- iii. The parking area is insufficient to provide for cars owned by residents.**
- iv. Disputes will almost certainly arise between residents and owners of businesses in relation to noise, parking of vehicles and damage alleged to have been caused to residents' vehicles by for example large articulated lorries undertaking deliveries.**
- v. Serious highway safety issues will arise as a result of the presence of residents including in particular children who will be entitled to occupy the premises if the application is approved.**
- vi. The property is located in a Flood Zone 3 and it is not possible to provide safe access/egress for proposed residents.**

vii. Many occupiers of other units on the Estate have expressed their serious concerns.

7. Applications not tabled: None.

8. With regard to All Saints Church, Nazeing Cllr. Ballard reported:

(a) The Arch-Deacon Martin Webster has arranged to attend the meeting of the Council on 25 September 2014.

(b) The proposed sale of the Verger's Cottage has been suspended.

(c) Mr K Wood had made funds available to renovate the Churchyard but the work has been carried out by others. He also made reference to a letter from Mr James Orme-Kirby which had been circulated.

9. Financial matters: Payment of accounts totalling £2,243.29 was authorised. No transfer of funds between bank accounts was necessary. Receipts totalling £702.24 were noted.

10. Information Items and other items for next agenda:

Cllr. D Borton reported:

(a) Robert Glozier was elected to EFDC to fill the vacancy caused by the recent death of Penny Smith. He wishes to attend meetings of the Council. His email address is: rglozier@btinternet.com

(b) Mrs Lorraine Ellis has been appointed clerk of the Council and will commence on 2 September 2014.

(c) The road gate to the Leisure Centre has been left open on a number of occasions. It is not clear who currently holds keys and has access. It was resolved to change the lock up to a cost of £100.00.

(d) Authority has been given for Vince Cresswell to be instructed to put in two new fence posts at Aerodrome Corner.

Cllr. Shorter referred to the Total Site. He reported that he had received a telephone call from Aaron Forbes in respect of his claim for alleged outstanding fees. It was agreed that Cllr Shorter should suggest to Mr Forbes that he writes formally to the Council.

Cllr Shorter also mentioned that he had been approached by Kevin Ellerbeck the owner of the Chimes Site who it was agreed he should advise to contact Bidwells.

The Chairman reported on various applications recently considered by the Council.

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

**12. Date of next meeting of Planning Committee.
11 September 2014 at 8.00 pm.**

The meeting closed at 9.45 pm