

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 11th June 2015 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Carter, Evans.

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

1. Apologies for absence: Cllrs Ballard, Frydrych, Knight.

2. Declarations of Interest:

Cllr Joslin non pecuniary interest in planning application 6a.

Cllr Evans non pecuniary interest in 4a & in planning application 6l.

Cllr Arnold non pecuniary interest in 4a & in planning application 6l.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 14th May 2015 were approved.

4. Communications:

a) To discuss letter from Mr Brixton received by the Cllrs regarding Colemans Lane, off St Leonards Road.

Mr Brixton has written to LVRPA requesting that Colemans Lane is resurfaced, Mr Brixton has also written to the Cllrs asking for their support.

The Council understands that this matter is being dealt with, by the parties involved.

5. Enforcement Notices/Appeals: The following Enforcement Notices were noted.

Enforcement Cases Closed

Reference	Address	Breach	Result	Officer
0328/12	Camps Farm Barn Hoe Lane, Nazeing	Breach of Condition of EPF/1920/09 windows in gable end LISTED BUILDING	1	SH
0232/15	St Leonards Farm St Leonards Road, Nazeing	New cottages not as plans	2	SH
0396/14	St Leonards Farm St Leonards Road, Nazeing	Unit used for selling garden machinery	2	SH
0234/15	Chimes Garden Centre Old Nazeing Road, Nazeing	Demolition of buildings and footings being dug	2A	SH
0500/14	St Leonards Farm St Leonards Road, Nazeing	Breach of Condition of EPF/1343/14 operating hours	3	SH
0466/14	The Firs, Nursery Road Nazeing	Outbuilding in rear close to boundary over 2.5m high	2B	SH
0341/14	Mill House, Betts Lane Nazeing	Entrance way and gates erected	3	SH
0238/14	Millbrook Industrial Estate Hoe Lane, Nazeing	Breach of condition of EPF/1249/00 working outside of unit	3	SH
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0123/15	Mill House, Betts Lane Nazeing	Boot camp business run from property	3	SH

Result

- 1 = Planning Permission Granted
- 2 = No Breach of Planning Control revealed
- 2A= No Breach Permitted Development
- 2B= Time Immune
- 3 = Breach Ceased

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0765/15 **Officer:** Steve Andrews
Applicant Name: Mr Ricky Fields
Location: 2 Maplecroft Lane Nazeing Waltham Abbey EN9 2NR

Proposal: Conversion of existing bungalow to a two storey dwelling incorporating a single storey rear extension, two storey side extension and integral garage to front.

Resolved – no objection.

- (b) **Application No:** EPF/0934/15 **Officer:** Dominic Duffin
Applicant Name: Mr A Sheen
Location: Upper Town Cottage Betts Lane Nazeing Waltham Abbey EN9 2DA

Proposal: Repairs to the existing timber frame and reinstate the internal and external fabric of the building, undertake internal alterations, install new windows, reinstate the existing rear chimney and construct new single storey flat roofed rear extension link attached to the existing dwelling.

Resolved – no objection.

- (c) **Application No:** EPF/0947/15 **LB** **Officer:** Dominic Duffin
Applicant Name: Mr A Sheen
Location: Upper Town Cottage Betts Lane Nazeing Waltham Abbey EN9 2DA

Proposal: Grade II Listed Building application. The proposals in brief are to complete the repairs to the existing timber frame and reinstate the internal and external fabric of the building, undertake internal alterations, install new windows, reinstate the existing rear chimney and construct new single storey flat roofed rear extension link attached to the existing dwelling.

Resolved – no objection.

- (d) **Application No:** EPF/0999/15 **Officer:** Dominic Duffin
Applicant Name: Ms Sarah Treglohan
Location: Shadbrook Middle Street Nazeing Waltham Abbey EN9 2LQ

Proposal: Demolish existing dwelling & rebuild new dwelling

Resolved – no objection.

- (e) **Application No:** EPF/1063/15 **Officer:** Graham Courtney
Applicant Name: Mr Richard Potticary
Location: Dobbs Weir Lockhouse Riverside Road Dobbs Weir Hoddesdon EN11 0BL

Proposal: Two storey extensions to the north and south of the property.

Resolved – no objection

- (f) **Application No:** EPF/1065/15 **Officer:** Graham Courtney
Applicant Name: Mr A Sagesse
Location: Nonsuch Cottage Back Lane Nazeing Waltham Abbey EN9 2RS

Proposal: Extension to and Conversion of Double Garage & Study to form a self-contained annexe to the main dwelling.

Resolved – no objection.

- (g) **Application No:** EPF/1075/15 **Officer:** Steve Andrews
Applicant Name: Mr Terry Deehan
Location: 2 Middle Street Nazeing Waltham Abbey EN9 2LD

Proposal: 3m Single Storey Rear Extension

Resolved – no objection.

- (h) **Application No:** EPF/1133/15 **Officer:** Graham Courtney
Applicant Name: Mr Peter Dimaria
Location: Presdales Hoe Lane Nazeing Waltham Abbey EN9 2RJ

Proposal: Proposed New Build Dwelling

Resolved – no objection providing that the land surrounding the dwelling remains as greenbelt, with no further dwellings or commercial buildings being built. The Council recognises that permission has been granted to build in the area and that effectively this request is to move the dwelling.

- (i) **Application No:** EPF/1140/15 **Officer:** Steve Andrews
Applicant Name: Mrs Z Grist
Location: 6 Riverside Avenue Nazeing Waltham Abbey EN10 6QZ

Proposal: French doors and balcony to existing dormer

Resolved – no objection providing that no objections have been received from immediate neighbours.

- (j) **Application No:** EPF/1308/15 **TRE Officer:** Robin Hellier
Applicant Name: Mr P Osborne
Location: Bermuda Riverside Avenue Nazeing Waltham Abbey Essex EN10 6QZ

Proposal: TPO/EPF/04/80 T4 Oak: Fell and grind out old stump due to fungal infection

Resolved – No objection but should be referred to the District Council's Tree Officer.

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

- (k) **Application No:** EPF/1148/15 **PDE Officer:** Mavis Bird
Applicant Name: Mrs Z Grist
Location: 6 Riverside Avenue Nazeing Essex EN10 6QZ

Proposal: Prior approval for a 5 metre deep single storey rear extension, height to eaves 2.54 metres and overall height of 3.46 metres.

Resolved – No comment.

- (l) **Application No:** EPF/1096/15 **DRC Officer:** Jill Shingler
Applicant Name: Mr Shiva Poonwassie
Location: 104 Western Road Nazeing Waltham Abbey Essex EN9 2QQ

Proposal: Application for approval of details reserved by condition 5 'steps to patio' of planning permission EPF/0563/08 (Single storey front and double storey rear extension)

Resolved – No comment.

- (m) **Application No:** EPF/1203/15 **DRC Officer:** Dominic Duffin
Applicant Name: Tino Schembri
Location: Low Hill Nursery Sedge Green Roydon Harlow CM19 5JR

Proposal: Application for approval of details reserved by condition 6 'phase 2 investigation' on planning application EPF/1261/13 (Replacement dwelling and extension of residential curtilage).

Resolved – No comment.

7. Applications not tabled:

None.

8. Financial Matters.

a) It was agreed to authorise:

- i) payments totalling £5,785.98 for the Council Insurance
- ii) transfer of £5,000 between bank accounts

b) It was agreed to authorise replacing the damaged street light outside Highfield Lodge, Middle Street, at a cost of £540.27 + VAT.

c) To consider altering the access into the allotments, allowing a car to park off the road and outside the allotments, while unlocking the gate. Concern over allotment user's safety.

It was agreed to ask Arthur Baker to attend the next meeting.

9. Information Items and other items for next agenda:

a) For noting. Letter received from EFDC EPF/0861/15 Meadgate works re entrance - application withdrawn. Letter circulated to Cllrs.

b) EFDC providing Planning and Code of Conduct training in June and September, Cllrs to advise the Clerk if they wish to attend the training.

c) To discuss concern about drivers jumping the lights at Nazeing Crossroads.

10. Exclusion of public and press.

Not required.

11. To review the dates of the next Planning Committee and Full Council meetings in July and August.

It was resolved that the Planning Committee and Full Council would meet on the 16th July, the Planning Committee would meet on the 13th August and Full Council would not meet in August, due to summer holidays.

12. Date of next meeting of Planning Committee. 25th June 2015, 7:30pm.

Meeting closed at 9:40pm.

Signature of Chairman:

Date: