

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 13th August 2015 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Evans, Knight, Shorter (left after item 6) and Skipper (left after item 6).

Also present: Lorraine Ellis (Clerk), 1 member of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Ballard, Carter, Culling, DiMaria and Frydrych.

2. Declarations of Interest:

Cllr Shorter non pecuniary interest in all the planning applications.

Cllr Joslin non pecuniary interest in planning application 6a.

Cllr Arnold non pecuniary interest in planning application 6i.

Cllr Knight non pecuniary interest in planning application 6i.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 16th July 2015 were approved and signed by the Chairman of Planning.

4. Communications:

Items a) to f) for noting.

a) Letter received from EFDC EPF/1133/15 Address: Presdales, Hoe Lane, Nazeing. Proposal: Proposed new build dwelling. Application withdrawn. Letter circulated to Cllrs.

b) Letter received from EFDC Tree Preservation order TPO/EPF/21/15 at Nazeing Glassworks Ltd. Details available at the meeting/office.

c) Letter received from ECC. Temporary closure of Hoe Lane, scheduled 7/9/15 to 11/9/15 between 19:00 to 06:00 (refer to signage). Details on noticeboard.

d) Letter received from ECC. Temporary closure of Hoe Lane, scheduled on 19/8/15 for 5 days (refer to signage). Details on noticeboard.

e) Received Nazeing Parish Church magazine August issue, available in the office.

f) The Area Planning Sub-Committee West is on 19/08/15.

g) Request from Kevin Ellerbeck, for a Cllr to attend the Area Planning Sub-Committee West on 19/08/15, 7:30pm, to give a verbal representation.

Cllr Joslin will speak and Cllr Shorter will also attend the meeting.

h) Revd. Helen Gheorghiu Gould is having a time for informal queries and questions about the churchyard changes on Saturday 12th Sept from 10.30-12. Councillors are welcome to attend. A separate visit can also be arranged if required.

i) NHS West Essex is having a Best of West Awards, nominations by 04/09/15 and awards presented at the AGM on 24/09/15 1pm at Harlow Leisure Zone. Poster to be added to the main noticeboard.

5. Enforcement Notices/Appeals:

The following Enforcement Notices/Appeals were noted.

Enforcement Cases Closed

Reference	Address	Breach	Result	Officer
0348/15	76 Highland Road Nazeing	Building erected and business run from it	2	SH
0334/15	Oak Tree Farm Paynes Lane Nazeing	Compliance check for use of barn EPF/0351/13	2	CM

Result

2 = No Breach of Planning Control revealed

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/1366/15 **Officer:** Steve Andrews

Applicant Name: Mr & Mrs Buchan

Location: The Bungalow Rookwood Back Lane Nazeing Essex EN9 2DD

Proposal: Two storey side extension and detached double garage (Revised application to EPF/0104/15).

Resolved – no objection.

(b) **Application No:** EPF/1625/15 **Officer:** Steve Andrews

Applicant Name: Mrs Betty Bland

Location: 10 North Barn Nazeing Essex EN10 6RR

Proposal: Single storey side and part front extension and ramped access for disabled use to improve access to side (revision to EPF/0571/15 - roof alteration).

Resolved – no objection.

(c) **Application No:** EPF/1870/15 **TRE Officer:** Robin Hellier

Applicant Name: Mr S Venables

Location: Hillgrove Business Park Nazeing Road Nazeing Waltham Abbey Essex EN9 2HB

Proposal: TPO/EPF/13/95: 2 x Cherry - Fell due to tree's declining health 8 x Sycamore - Fell due to tree's declining health.

Resolved – no comment but should be referred to the District Council's Tree Officer.

(d) **Application No:** EPF/1652/15 **Officer:** Dominic Duffin

Applicant Name: Mr Danny Fielder

Location: Unit 61 Hillgrove Business Park Nazeing Road Nazeing Essex EN9 2HB

Proposal: Change of from class B1 Business to class D2 Assembly & Leisure (fitness studio).

Resolved – no objection. The Council strongly supports the application.

(e) **Application No:** EPF/1666/15 **Officer:** Dominic Duffin

Applicant Name: Mr and Mrs John B. Collins

Location: Bumbles Autocare Bumbles Green Nazeing Waltham Abbey Essex EN9 2SD

Proposal: Change of use of land to residential, erection of single dwelling house including ancillary works.

Resolved – no objection but concern was expressed about access to the property.

(f) **Application No:** EPF/1681/15 **Officer:** Steve Andrews

Applicant Name: Mr M Henderson

Location: Olive Cottage Bumbles Green Lane Nazeing Waltham Abbey EN9 2SG

Proposal: Erection of (i) part single storey front, part two storey side and rear extension (ii) porch, (iii) integral garage and (iv) rear conservatory.

Resolved – no objection.

(g) **Application No:** EPF/1709/15 **Officer:** Dominic Duffin

Applicant Name: Mr Kevin Ellerbeck

Location: Dunsley Riverside Avenue Nazeing EN10 6RA

Proposal: Application for variation of condition 2 'drawing numbers' on planning application EPF/2520/13 (Demolition of existing residential dwelling and erection of a replacement dwelling with associated garaging and access)

Resolved – no objection.

(h) Application No: EPF/1727/15 **Officer:** Steve Andrews
Applicant Name: Mr H Elston
Location: 41 Highland Road Nazeing Essex EN9 2PT

Proposal: Single storey rear extension and new roof to garage.

Resolved – no objection.

(i) Application No: EPF/1788/15 **Officer:** Graham Courtney
Applicant Name: Mr R Burkett
Location: Spindlewood House Belchers Lane Nazeing EN9 2SA

Proposal: Erection of a proposed new dwelling adjacent to Spindlewood House.

Cllr Arnold left the meeting for the duration of the discussion on this planning application.

Resolved – no objection.

Items (j) and (k) – the applicant has amended their proposal.

(j) Application No: EPF/0570/15 **Officer:** Jill Shingler
Location: Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RJ

Proposal: Demolition of existing Garden Centre/Commercial Buildings and erection of 26 dwellings with associated parking and landscaping ** Amended description (26 instead of 27) and amended plans **

Resolved – no objection. The Council strongly supports the application.

(k) Application No: EPF/1447/15 **Officer:** Steve Andrews
Location: Halston Nursery Hoe Lane Nazeing Essex EN9 2RJ

Proposal: Demolition of existing glasshouse and erection of replacement. Amended plans/application/description.

The Chairman advised that because this application fell outside the schedule of meetings, it was dealt with by the delegated power of the Clerk, who notified 3 Councillors of the application. The Cllrs agreed that as there were still no issues with the application, it was resolved that there was no objection and EFDC were notified accordingly.

Resolved – no objection.

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

(l) Application No: EPF/1648/15 **DRC Officer:** Dominic Duffin
Applicant Name: Mr M Olejniczak- Parker
Location: Clematis Cottage Betts Lane Nazeing Essex EN9 2DA

Proposal: Application for Approval of Details reserved by Condition 4 ' Flood risk assessment, surface water drainage' on planning application EPF/2187/13 (Proposed detached garage and store building).

Resolved – no comment.

7. Planning matters not tabled:

None.

8. Financial Matters.

a) It was agreed to authorise:

- i) payments totalling £3,489.21
- ii) no transfer of monies between bank accounts was required

b) The Financial summary for August 2015 was approved and signed by the Chairman.

9. Information Items and other items for next agenda:

a) Eco Power & Lighting should be putting up the advertisement poster in the bus shelter shortly.

b) Changes to the bank mandate (next Full Council meeting agenda). LE

c) If no applications for the Cllr vacancies, consider the Council's approach to filling these vacancies (next Full Council meeting agenda). DJ

10. Date of next meeting of Planning Committee. 10th September 2015, 7:30pm. The date of next meeting of Full Council Committee is 24th September 2015, 8pm.

Meeting closed at 9:27pm.

Signature of Chairman:

Date: