

## **NAZEING PARISH COUNCIL**

**Minutes of the meeting of the Planning Committee held on Thursday 10th March 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.**

**Members present:** Cllrs Joslin (Chairman), Arnold, Carter (part of meeting), DiMaria, Frydrych, Shorter, Skipper (part of meeting).

**Also present:** Lorraine Ellis (Clerk), 7 Members of the Public.

*These minutes are subject to ratification at the next meeting.*

### **1. Apologies for absence:**

Cllrs Casey, Evans, Gross.

### **2. Declarations of Interest:**

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Frydrych non pecuniary interest in planning application item 8b.

Cllr DiMaria non pecuniary interest in planning application item 8g.

Cllr Arnold non pecuniary interest in planning application item 8c.

### **3. Approval and signing of minutes:**

**a)** The minutes of the meeting of the Planning Committee held on 25th February 2016 were approved and signed by the Chairman of Planning with no amendments.

### **4. Neighbourhood Plans & Village Plans / Design Statements:**

Ken Bean (from EFDC) outlined the differences between Neighbourhood Plans, Village Plans and Village Design Statements. There are 9 / 24 Councils in Essex who have applied & have started the Neighbourhood Plan process. Only 1 has produced a proposal to date.

Briefly the process for Neighbourhood Plans: The Parish Council produce the Neighbourhood Plan, submit to EFDC & they select an examiner. The Neighbourhood Plan goes through the examination process and a report is produced & sent to EFDC, dialogue between examiner & EFDC, then the amended plan is issued to the Parish Council & subject to a referendum, at least 50% of those voting need to support the Neighbourhood Plan.

Briefly the process for Village Plans / Design Statements: The Parish Council produce a draft, take account of parishioners' views, amend and publish it.

Neighbourhood Plan is costly & time consuming, it could cost between £20,000 to £40,000 & 18 months to 2 years to complete. Grants are available. No figures available for the Village Plans / Design Statements. However, Neighbourhood Plans carry more status and weight with the District Council. Ken Bean answered various questions from Cllrs and then left the meeting.

After some discussion on the different options, Cllr Arnold proposed that the Council produce a Neighbourhood Plan, this was seconded by Cllr Frydrych. All Cllrs voted for the proposal.

### **5. Pre-application submission, Land north of Nazeing common Bumbles**

**Green.** The following pre-application submission EF\2016\ENQ\00099 was considered.

In principle this type of development is normally acceptable as an infill site. However, the issues raised at the meeting are as follows:

- It is an accident black spot
- It falls within the conservation area
- Access and egress must be considered
- The current Common View track would need to be upgraded.

**6. Communications:** Items a) to b) were noted.

**a)** EFDC advised Moreton Bobbingworth and the Lavers Parish Council Neighbourhood Plan Proposal.

**b)** Public Notice Footpath 59 modification to the definitive map & displayed on noticeboards. The outcome of the investigation by ECC received & available at NPC.

**c)** Request from Mr Ellerbeck to attend the Area West Planning Committee 16/03/16 regarding support of the planning application on Hill View, St. Leonards Road. Cllr Skipper will attend the meeting. Clerk to advise EFDC.

## **7. Enforcement Notices/Appeals:**

The following Enforcement Cases (closed) were noted.

| Reference | Address   | Breach  | Result | Officer |
|-----------|---|---|--------|---------|
| 0381/15   | Nazeing Upper Town Cottage<br>Betts Lane, Nazeing | Non compliance with land contamination condition on EPF/1673/13 | 4      | CM      |
| 0253/12   | Sons Nursery<br>Hamlet Hill, Nazeing              | New portable building on site                                   | 1A     | JRG     |

Result

1A= Planning Permission Granted on appeal

4 = Not Expedient to take Enforcement Action

**8. Planning Applications:** The following applications were considered:

**(a) Application No:** EPF/0128/16      **Officer:** Nicola Dawney

**Applicant Name:** Mr Ian O Connor

**Location:** 7 Mayflower Close Nazeing Waltham Abbey EN9 2LA

**Proposal:** To construct a new garage on the side of the house and to convert the existing garage into part of the kitchen.

**Resolved – no objection.**

**(b) Application No:** EPF/0259/16      **Officer:** Graham Courtney

**Applicant Name:** Haycross Ltd

**Location:** Stoneshot Farm Hoe Lane Nazeing Essex EN9 2RW

**Proposal:** Demolition of existing industrial buildings, vacant stabling and 5 bedroom residential apartment and construction of 8no. detached family houses and 8no. 'starter homes' with associated off-street parking, private gardens and landscaping (Revised application to EPF/0207/14).

Graham Wright spoke on behalf of the applicant, who is seeking permission for residential development to replace the industrial units. He mentioned that the owner has approval for increased industrial usage. 40 letters of support for the development, from residents in Hoe Lane, were taken to EFDC.

A resident spoke in principle supporting the application as an improvement on the current site but concern that it isn't the best location for starter homes.

**Resolved – the Council supports the application for residential development on this site but would prefer 10 family houses without starter homes, which it considers are not sustainable.**

**(c) Application No:** EPF/0270/16                      **Officer:** Nicola Dawney  
**Applicant Name:** Ricky Paddock  
**Location:** The Hyde Perry Hill Nazeing Waltham Abbey EN9 2LL

**Proposal:** Rear Extension, Porch and Loft Conversion by raising the roof.

It was noted that Cllr Arnold abstained from voting.

**Resolved – no objection.**

**(d) Application No:** EPF/0322/16                      **Officer:** James Rogers  
**Applicant Name:** Mr Graham Bundock  
**Location:** Hubbards Betts Lane Nazeing Waltham Abbey EN9 2DA

**Proposal:** Proposed rear extension

**Resolved – no objection.**

**(e) Application No:** EPF/0348/16                      **Officer:** Graham Courtney  
**Applicant Name:** Mr & Mrs John Mclellan  
**Location:** 4 Long Green Waltham Road Nazeing Waltham Abbey EN9 2LS

**Proposal:** First floor extension over existing ground floor rear projection

**Resolved – no objection.**

**(f) Application No:** EPF/0369/16                      **Officer:** James Rogers  
**Applicant Name:** Mr & Mrs Mark Hughes  
**Location:** Glenholme Nursery Road Nazeing Waltham Abbey Essex EN9 2JF

**Proposal:** Proposed annexe

**Resolved – no objection.**

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

**(g) Application No:** EPF/0264/16                      **CLD Officer:** Mavis Bird  
**Applicant Name:** Mr Tony Dimaria  
**Location:** 15 Crooked Way Nazeing Waltham Abbey EN9 2LE

**Proposal:** Certificate of Lawful Development for proposed single storey rear extension

**Resolved – no comment.**

**(h) Application No:** EPF/2661/15                      **DRC Officer:** Jane Gravelle  
**Applicant Name:** Ken Judge & Associates Ltd  
**Location:** Nazeing Upper Town Cottage Betts Lane Nazeing Waltham Abbey Essex EN9 2DA

**Proposal:** Application for approval of details reserved by Phase II Site Investigation and Outline remediation scheme' of planning permission EPF/1673/13. (Proposed repair and conversion of existing barn into a new dwelling. Revised Application.)

**Resolved – no comment.**

**(i) Application No:** EPF/0328/16                      **DRC Officer:** Graham Courtney  
**Applicant Name:** Mr William H Wood  
**Location:** St Leonards Farm St Leonards Road Nazeing Waltham Abbey Essex EN9 2HG

**Proposal:** Discharge of condition 1 'surface water disposal' for prior notification (EPF/2336/15) for proposed change of use of agricultural building to three residential properties.

**Resolved – no comment.**

**(j) Application No:** EPF/0331/16                      **DRC Officer:** Jane Gravelle  
**Applicant Name:** Mr William H Wood  
**Location:** St Leonards Farm St Leonards Road Nazeing Waltham Abbey Essex EN9 2HG

**Proposal:** Discharge of conditions 2 & 3 'Contamination Report' for prior notification (EPF/2336/15) for proposed change of use of agricultural building to three residential properties.

**Resolved – no comment.**

**(k) Application No:** EPF/0344/16                      **DRC Officer:** James Rogers  
**Applicant Name:** Mr Tino Schembri  
**Location:** Low Hill Nursery Sedge Green Roydon Harlow CM19 5JR

**Proposal:** Application for Approval of Details Reserved by Conditions 2 'materials', 10 'hard and soft landscaping' and 11 'foul and surface water drainage' on planning application EPF/1261/13 (Replacement dwelling and extension of residential curtilage)

**Resolved – no comment.**

**(l) Application No:** EPF/0349/16                      **DRC Officer:** Jane Gravelle  
**Applicant Name:** Mr Tino Schembri  
**Location:** Low Hill Nursery Sedge Green Roydon Harlow CM19 5JR

**Proposal:** Application for Approval of Details Reserved by Conditions 7 'remediation scheme' on planning application EPF/1261/13 (Replacement dwelling and extension of residential curtilage)

**Resolved – no comment.**

**(m) Application No:** EPF/0354/16                      **DRC Officer:** Steve Andrews  
**Applicant Name:** Mr Brindley  
**Location:** Buttfield Betts Lane Nazeing Essex EN9 2DB

**Proposal:** Application for Approval of Details Reserved by Condition 2 'materials' on planning application EPF/2208/15 (Single storey oak framed extension).

**Resolved – no comment.**

**9. Information Items and other items for next agenda:**

Reviewed the email from District Cllr Bassett to Ken Bean and comments made were agreed by the Parish Council.

**10. Date of next meeting of Planning Committee.** 24th March 2016, 7:30pm.

Meeting closed at 9:40pm.

**Signature of Chairman:**

**Date:**