

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 9th June 2016 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 9 members of the Public, with a further 3 joining the meeting part way through.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Frydrych, Shorter, Skipper.

2. Public participation:

Cllr Joslin advised that participation would be included at the appropriate item.

3. Declarations of Interest:

Cllr DiMaria non pecuniary interest in 7a & pecuniary interest in 7t & 7u planning applications.

Cllr Evans non pecuniary interest in 7a planning application.

Cllr Casey pecuniary interest in 7f, 7g & 7h planning applications.

Cllr Arnold pecuniary interest in 7d planning application.

Cllr Joslin non pecuniary interest in 7e planning application.

4. Approval and signing of minutes:

a) The minutes of the meeting of the Planning Committee held on 19th May 2016 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
0248/16	Shotterton/Kinglea Nursery Sedge Green	Excavation works in field	1	DT
0167/16	Vine Cottage, Betts Lane Nazeing	People living in caravans on site	2	DT
0235/16	70 North Street Nazeing	EPF/0224/16 conservatory not as plans	2	DT
0166/16	Vine Cottage, Betts Lane Nazeing	Change of use residential to a mixed use of residential and recreational	3	DT
0462/15	Silverdale Nursery Hoe Lane, Nazeing	Mud on road	3	JRG

Results

1 = Planning Permission Granted

2 = No Breach of Planning Control revealed

3 = Breach Ceased

6. Communications:

Items a) to b) were noted.

a) Notice of Referendum 23 June 2016 has been displayed on noticeboards.

b) Annual Return. "Notice of Public Rights and Publication of Unaudited Annual Return", Annual Return sections 1 & 2 and "Council Accounts: a summary of your rights" displayed on noticeboards and added to website.

c) Resident asked why the Annual Report and Nazeing Crossroads Project pages were out of date. The Annual Report is documented within the Annual Parish Meeting minutes.

It was resolved that the Annual Report page is replaced by a page for the Annual Return and is updated annually. It was resolved that the Nazeing Crossroads Project page is removed.

d) Kier have advised that due to Chelmsford office & depot closing, they are no longer able to provide any street lighting services for the Council after 30/6/16.

The Clerk & Cllr Joslin to review current contracts with Kier.

7. Planning Applications: The following applications were considered:

- (a) Application No:** EPF/0937/16 **Officer:** Graham Courtney
Applicant Name: Mr G Abella
Location: Land off St Leonards Road, Nazeing, Essex, EN9 2HN

Proposal: Construction of 60no. residential units comprising 48no. Starter Homes (7no. two bed, 26no. three bed, 9no. four bed and 3no. five bed) and 12no. open market houses (6no. three bed, 4no. four bed and 2no. five bed); construction of multi-purpose sports hall with associated car parking; new access onto St Leonards Road; drop-off/pick up car parking for primary school; and landscaping.

Several letters were received on this application and all were circulated to the Cllrs. Two formal requests to speak were also received and one additional request to speak was made at the meeting.

Cllr Joslin had reviewed the letters and summarised the areas of concern in relation to the proposed development namely:

The land is in the greenbelt

Impact on wildlife

St Leonards Road is dangerous with many huge lorries and speeding vehicles. Additional exits would make it more unsafe

Lack of infrastructure with particular reference to doctors, schools and public transport

Potential of flooding.

A representative of the applicant addressed the Council and in particular

- 1) Summarised the benefits of the application.
- 2) Improvements would be made to the local highway by introducing traffic calming.
- 3) With regard to potential flood risk the land is in flood risk Zone 1 i.e. there is no risk of flooding.
- 4) There is no impact on wildlife.
- 5) There are no potential land contamination issues.
- 6) Building on the Green Belt must occur in Epping Forest because so much of the District is in the Green Belt and in order to accommodate the numbers of houses which are required there will be no alternative but for some development to be permitted by the planners. In this case any harm to the Green Belt is outweighed by the benefits of the special features of the development.
- 7) Infrastructure – it is for the Local Authority to make appropriate plans. The developer will be required to enter into a section 106 agreement and it is likely that a contribution of £150,000 will be required.

Two objectors addressed the Council and in summary, they raised the following points:

- 1) EFDC have objected to the 2 previous applications.
- 2) The footpath is pointless, it would not be used.
- 3) There is no need for another shop.
- 4) The current football pitch at Bumbles Green is under-utilised.
- 5) It is not viable to introduce traffic calming on St Leonards Road.
- 6) It is accepted that facilities for the children in the village must be a good thing.
- 7) There is concern that social housing is not the best way forward.

There was some further discussion and clarification on a number of points. After the members of the public had spoken the application was discussed and considered by the Councillors. Cllr Casey proposed that the Council objects to the planning application on the basis of the various points made by the objectors and in particular because the proposed development would be on land in the Green Belt. This was seconded by Cllr Gross and carried. It was noted that Cllr Evans abstained from voting.

Resolved – The Council objects to the application on the grounds that the proposed development is not appropriate in the Green Belt and there are no very special circumstances that are sufficient to outweigh the harm to the Green Belt which would result from the development.

(b) **Application No:** EPF/0041/16 **Officer:** Jill Shingler
Applicant Name: Mr Giovanni Orlando
Location: Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: The replacement of two existing dilapidated caravans with 2 new caravans for residential use by nursery workers (and associated concrete bases).

Resolved – no objection but if permission is granted it should be subject to a condition that the two new caravans are only used for agricultural workers employed at the nursery.

(c) **Application No:** EPF/1092/16 **Officer:** James Rogers
Applicant Name: Mr Sam Mercurio
Location: 2 Great Meadow, Nazeing, Essex, EN10 6RP

Proposal: Remove existing main roof front half of the main house, butterfly section and replace with new dual pitch roof. Ridge height to remain the same.

Resolved – no objection.

(d) **Application No:** EPF/1131/16 **Officer:** Graham Courtney
Applicant Name: Mr Derek Brown
Location: Camps, Hoe Lane, Nazeing, Essex, EN9 2RG

Proposal: Proposed outbuilding

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

Resolved – object as over development and contrary to policies DBE 2, DBE 3 and DBE 9.

(e) **Application No:** EPF/1152/16 **LB Officer:** Steve Andrews
Applicant Name: Mr Danny Whiddon
Location: Church Cottage, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DB

Proposal: Grade II listed building application for proposed refurbishment and conversion of detached barn for ancillary residential use to Church Cottage.

Resolved – no objection.

(f) **Application No:** EPF/1176/16 **Officer:** Nicola Dawney
Applicant Name: Mr Kevin Butchart
Location: Highbury House, Laundry Lane, Nazeing, Essex, EN9 2DY

Proposal: Use of units 20 & 21 for storage of second hand cars including valeting and internet sales.

Cllr Casey left the meeting for the duration of the discussion planning applications f, g & h.

Resident said that these units are currently already being used for second hand cars.

Resolved – object to the application which appears to be retrospective. The site is in a rural area and the proposed use is out of keeping with the area. Such use is contrary to Policies E11 and E12A.

It was noted to include enforcement issues surrounding this property on the next planning agenda.

The Clerk to write to Enforcement at EFDC about the current usage of units 20 & 21.

(g) **Application No:** EPF/1177/16 **CLD Officer:** Nicola Dawney
Applicant Name: Mr Kevin Butchart
Location: Highbury House, Laundry Lane, Nazeing, Essex, EN9 2DY

Proposal: Certificate of Lawful Development for continued residential use in breach of the occupancy condition imposed by condition 5 of EPF/1578/81.

The Council received evidence that until approximately 2 years ago the property was used by persons working in agricultural namely Tom Casey whose work includes woodland management. He also resided at the property and accordingly until he ceased to be in residence there was no breach of the occupancy condition.

Resolved – object to the application on the ground that until approximately 2 years ago that the property was occupied by person/s involved in woodland management, which complies with the condition of an agricultural tie.

(h) **Application No:** EPF/1180/16 **CLD Officer:** Nicola Dawney
Applicant Name: Mr Kevin Butchart
Location: Highbury House, Laundry Lane, Nazeing, Essex, EN9 2DY

Proposal: Certificate of Lawful Development for existing use of Unit 1 for storage use (B8) and Unit 2 (B1a).

Resolved – no objection provided that the District Council accepts the substantiated evidence. In addition the Council recommends that conditions of standard operating hours are imposed. (0800 to 1800 Monday to Friday, 0800 to 1300 Saturdays, not on Sundays or bank holidays). It was also noted that the original use of the storage appears to be auxiliary to the occupancy of the house whereas it now appears to be a commercial enterprise.

(i) **Application No:** EPF/1229/16 **CLD Officer:** James Rogers
Applicant Name: Mr David Harris
Location: 2 Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ

Proposal: Certificate of Lawful Development for existing hours of operation.

EFDC Enforcement (Clare Munday) advised: The hours of operation were set by the appeal decision in 1985 as, 0700 to 1700 Monday to Saturday, but not on Sundays or bank holidays. The applicant is claiming that the occupiers of the whole site have been in breach of these hours for more than 10 years.

Resolved – object to the application. It is not clear what change is requested by the applicant. There should be no change on the permitted hours of operation.

(j) **Application No:** EPF/1089/16 **Officer:** James Rogers
Applicant Name: Mr Steven French
Location: 75 Shooters Drive, Nazeing, Essex, EN9 2QB

Proposal: Proposed front dormer

Resolved – no objection.

(k) **Application No:** EPF/1123/16 **Officer:** Graham Courtney
Applicant Name: Mr Terry Deehan
Location: 2 Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LD

Proposal: Loft Extension to Existing Bungalow

Resolved – no objection.

(l) **Application No:** EPF/1186/16 **Officer:** Steve Andrews
Applicant Name: Mr & Mrs P. Proctor
Location: Fourways, 22 Highland Road, Nazeing, Essex, EN9 2PT

Proposal: Single storey rear extension.

Resolved – no objection

(m) **Application No:** EPF/1341/16 **Officer:** Nicola Dawney
Applicant Name: Mr & Mrs Simon Roberts
Location: Willow Tree House, 23a Shooters Drive, Nazeing, Waltham Abbey, EN9 2QA

Proposal: Single storey side extension.

Resolved – no objection.

(n) **Application No:** EPF/1318/16 **Officer:** Graham Courtney
Applicant Name: Mr R Burkett
Location: Spindlewood House, Belchers Lane, Nazeing, Essex, EN9 2SA

Proposal: Erection of residential annex and store with new vehicular carriage driveway in place of new dwelling previously approved under ref: EPF/1788/15.

Resolved – no objection provided that it is made clear that if permission is given this will replace the previous consent in respect of the dwelling.

(o) **Application No:** EPF/1348/16 **Officer:** Steve Andrews
Applicant Name: Miss A Bridges
Location: Rushymead House, Nazeing New Road, Broxbourne, Hertfordshire, EN10 6SS

Proposal: Single storey rear conservatory.

Resolved – no objection.

(p) **Application No:** EPF/1356/16 **Officer:** Graham Courtney
Applicant Name: Mr John Brien
Location: Holmsfield Nursery, Meadgate Road, Nazeing, Waltham Abbey, Essex, EN9 2PA

Proposal: Change of use of land to a private gypsy and traveller caravan site consisting of pitches and associated development.

It was noted that no explanation had been provided as to why the extension to the existing site is required.

Resolved – the Council objects to the application on the following grounds:

- i) **The Parish of Nazeing already has a high concentration of Traveller sites and possibly more than any other Parish in Epping Forest. Accordingly the proposed development would be contrary to Government guidelines relating to concentration of Traveller sites.**
- ii) **The proposed development would be contrary to Policy H10A.**

(q) **Application No:** EPF/1365/16 **Officer:** James Rogers
Applicant Name: Mr Bertan Halil
Location: 34 Bluebell House, North Street, Nazeing, WALTHAM ABBEY, EN9 2NN

Proposal: Single storey rear extension.

Resolved – whilst the Council was provided with no details from the EFDC website, in principle the Council would have no objection.

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

(r) **Application No:** EPF/1364/16 **CLD Officer:** Mavis Bird
Applicant Name: Mr Bertan Halil
Location: 34 Bluebell House, North Street, Nazeing, WALTHAM ABBEY, EN9 2NN

Proposal: Certificate of Lawful Development for proposed garage conversion.

Resolved – no comment.

(s) **Application No:** EPF/1106/16 **DRC Officer:** Steve Andrews
Applicant Name: Mr A Sheen
Location: Upper Town Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Application for Approval of Details Reserved by Conditions 2 'additional drawings', 3 'timber-frame survey', 4 'rainwater, soil and vent pipes (main house)', 5 'rainwater, soil and vent pipes (modern extension)', 6 'weatherboarding', 7 'vertical oak cladding', 8 'new brickwork & weatherboarding', 9 'limecrete flooring', 10 'chimney brick' and 11 'lime mortar' on planning application EPF/0947/15 (Grade II Listed Building application).

Resolved – no comment.

(t) **Application No:** EPF/1147/16 **DRC Officer:** Steve Andrews
Applicant Name: Mr Peter Di Maria
Location: Presdale Farm Nurseries, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RJ

Proposal: Application for Approval of Details Reserved by Condition 7 'foul and surface water', 8 'material finishes' on planning application EPF/2978/15 (Prior approval for proposed change of use of agricultural building to 3 residential dwellings).

Resolved – no comment.

(u) **Application No:** EPF/1148/16 **DRC** **Officer:** Jane Gravelle
Applicant Name: Mr Peter Di Maria
Location: Presdale Farm Nurseries, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RJ

Proposal: Application for Approval of Details Reserved by Condition 2 'contaminated land (phase 1) on planning application EPF/2978/15 (Prior approval for proposed change of use of agricultural building to 3 residential dwellings).

Resolved – no comment.

(v) **Application No:** EPF/1278/16 **CLD** **Officer:** Mavis Bird
Applicant Name: Mr & Mrs Mapother
Location: 6 Elizabeth Close, Nazeing, Essex, EN9 2HF

Proposal: Certificate of lawful development for a proposed single storey rear extension.

Resolved – no comment.

8. Information Items and other items for next agenda:

a) EPF/0717/16 Greenleaves Caravan Park Hoe Lane. Application has been withdrawn.

9. Date of next meeting of Planning Committee. 30th June 2016, 7:30pm.

Meeting closed at 10:24pm.

Signed by the Chairman: **Date:**