

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 11th August 2016 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Carter, Frydrych, Gross, Shorter.

Also present: Lorraine Ellis (Clerk), 15 members of the Public. Ultimately reduced to 2.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Casey, DiMaria, Evans, Skipper.

2. Public participation:

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

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Frydrych non pecuniary interest in planning application 6a.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 4th August were approved and signed by the Chairman of Planning with no amendments.

5. Street Lighting. Andy Bouttell

Andy Bouttell to give a brief presentation about A&J Street Lighting Ltd and then answered a number of questions.

6. Amended Planning Application: The following application was considered:

(a) **Application No:** EPF/0937/16 **Officer:** Graham Courtney

Location: Land off St Leonards Road, Nazeing, Essex, EN9 2HN

Proposal: Construction of 49 no. residential units comprising 20 no. Starter Homes (including 4 no. Disabled Homes) and 29 no. Open Market Houses and construction of Multi-Purpose Sports Hall with associated car parking; new access onto St Leonards Road; Drop off/pick up car parking Primary School; and landscaping.

Amended Plans/Application/Description received by EFDC.

Several letters had been received on this application and all delivered by 10/8/16 were circulated to the Cllrs. One formal request to speak was also received and several additional requests to speak were made at the meeting.

A representative of the applicant addressed the Council and advised that comments made at the previous planning meeting had been taken on board. He explained that the scheme included:-

- A multi-purpose Sports Hall
- Community Centre including a shop with a Post-Office Counter
- An all-weather astroturf sports pitch
- A full size grass football pitch
- 29 Open Market Executive Homes
- 16 Starter Homes
- 4 Starter Homes - Disabled Accommodation.

The Chairman summarised the objections and mentioned in particular

Land is in the Green Belt

Loss of view (although not a planning consideration)

Infrastructure will be overloaded in various ways

Road safety and traffic issues

Risk of flooding

Sports centre is not required

Following comments and observations from a number of residents the application was considered by the Councillors after which a vote was taken.

(Recorded vote of 4 to 1).

Resolved – no objection.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1874/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Miss Stephanie Piercey
Location: 111 Highland Road, Nazeing, Waltham Abbey, EN9 2PX

Proposal: Proposed front extension

Resolved – no objection.

- (b) **Application No:** EPF/1876/16 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Bertan Halil
Location: 34 Bluebell House, North Street, Nazeing, Waltham Abbey, EN9 2NN

Proposal: Garage conversion

Resolved – no objection.

- (c) **Application No:** EPF/1936/16 **Officer:** Steve Andrews
Applicant Name: Merin Yilmaz
Location: Magnolia House, Riverside Avenue, Nazeing, Essex, EN10 6RD

Proposal: Three storey rear and two storey side extension and single storey link to garage.

Resolved – The Council was unable to comment as no proposed plans were available on the EFDC website. Consequently, the Council will request an extension to the publicised deadline (09/09/16).

8. Appeal against Enforcement Notice: The following has been received and the Council is invited to comment:

Application no: ENF/0416/15, ENF/0415/15, ENF/0417/15 **Officer:** Clare Munday

Appeal by: Mr & Mrs Ferraro

Location: Lowershott Nursery, Sedge Green, Roydon, Harlow, Essex, CM19 5JS.

Details of Appeal: Without planning permission the stationing of a portable building and the erection of a building for use as a dwelling and without planning permission the stationing of four caravans for residential use.

Reason for Appeal: Against an Enforcement Notice

Resolved – The Council believes that this property is within Roydon Parish. If however, it is within Nazeing the Council strongly opposes the appeal because no planning application having been submitted the enforcement action should proceed.

It was noted that Cllr Frydrych left the meeting after this item was discussed.

9. Street Lighting.

To consider a new company to provide street light maintenance and annual survey.

It was resolved to use A&J Lighting, subject to review of the contract by Cllr Joslin & the Clerk. It was also resolved to instruct A&J Lighting to undertake an annual survey and also to obtain the necessary information to determine which street lights could be converted to LED.

Cllr Shorter will investigate the possibility of applying for Government assistance to convert Nazeing's street lights to LED lighting.

10. Maintenance of the land by Elizabeth Close.

To consider the quotes supplied for maintenance on this piece of land.

It was resolved that the Clerk would work with Cllr Gross to finalise the exact maintenance details and obtain revised quotes, which will be considered at the next meeting.

11. Financial Matters.

a) It was agreed to authorise:

i) payments totalling £1,336.14

It was noted Cllrs Joslin & Carter will set up & approve direct credits this month.

Action Cllrs Joslin & Carter.

b) The Financial summary for August 2016 was approved and signed by the Chairman with no amendments.

12. Communications:

Items a) to c) were noted.

a) Local Bus Network Review Consultation, will run from 04/08/16 to 28/09/16. The questionnaire will be available from ECC libraries, the Clerk, or by phoning: 03457 430 430 or online: <https://surveys.essexinsight.org.uk/BusConsultation>

b) EFDC has reached the next step in their Local Plan and will soon be asking for input and feedback. The consultation will be launched on 31/10/16, subject to the draft Local Plan receiving full Council approval on 18/10/16, with draft documents available on the Council website from 28/09/16.

c) Public Notice road closures Betts Lane & Back Lane will be added to noticeboards.

13. Information Items and other items for next agenda:

None.

14. Date of next meeting of Planning Committee. 8th September 2016, 8pm.

Meeting closed 9:55pm.

Signed by the Chairman:

Date: