

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 11th May 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Carter, Casey, Clarke, Frydrych, Gross, Skipper.

Also present: Lorraine Ellis (Clerk), 11 members of the Public, 1 member of the press.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, DiMaria, Evans, Shorter.

2. Public participation:

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

3. Declarations of Interest:

Cllr Casey pecuniary interest in planning application 6d.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 6th April 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

It was noted that EFDC have apologised that the enforcement list has not been circulated recently, due to staffing issues.

The following planning appeal was considered:

Application No: EPF/2746/16 **Officer:** Sukhvinder Dhadwar **Applicant Name:** Mr B Buchan

Location: Land at Church Farm, Back Lane, Nazeing, Essex, EN9 2DD

Details of Appeal: New garage and stable block in association with new dwelling approved pursuant to EPF/1287/15.

Reason for Appeal: Against a Refusal

Resolved - It was agreed that the Council will write a letter of support for the appeal, as the Council had no objection when the planning application was considered in December 2016.

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/0946/17 **Officer:** Sukhvinder Dhadwar

Applicant Name: Mr & Mrs B & J Harris

Location: The Chimes, Middle Street, Nazeing, Essex, EN9 2LB

Proposal: Proposed two storey side and front extension

Resolved – no objection.

(b) **Application No:** EPF/0960/17 **Officer:** Corey Isolda

Applicant Name: Mr Bradley Gelman

Location: Fairpenny, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HJ

Proposal: Rear single storey extension.

Resolved – no objection but if consent is granted, in order to protect the privacy of the neighbouring property a condition should be imposed that the roof of the extension must not be used as a balcony or patio area.

(c) **Application No:** EPF/1018/17 **Officer:** Sukhvinder Dhadwar
Applicant Name: Telefonica UK Ltd
Location: Land at Lodge Farm, Off Common Road, Nazeing, Essex, EN9 2DE

Proposal: The Installation of a 27m lattice mast, complete with 3 antennas two dish antennas and associated radio equipment cabinets with a stock proof compound.

A number of local residents were in attendance. They had heard about the application although they had not received any formal notification. In addition a letter had been received from another resident who stated “that this will ruin a beautiful and untouched landscape in the greenbelt area”. Cllr Joslin proposed that the residents inform EFDC of their concerns.

The Council was requested to object to the application on the grounds that the site was unsuitable and the view would be spoilt.

Resolved – object to the application, due to the loss of existing views as a result of the height of the proposed mast above the treeline. This would adversely affect the residential amenity of neighbouring owners. Since it appears that neighbours have not been informed of the planning application, the Council requests that EFDC ensures that all neighbouring properties are informed of the application as soon as is reasonably possible and that their comments & observations are taken into consideration.

(d) **Application No:** EPF/1057/17 **Officer:** Steve Andrews
Applicant Name: Mr K Butchart
Location: Highbury House, Laundry Lane, Nazeing, WALTHAM ABBEY, EN9 2DY

Proposal: Extensions and alterations comprising:- raising the eaves to create a two storey property within existing ridge height; adding a two storey side extension to the southern flank; demolishing the single storey element to the northern flank and replacing with a two storey extension; bringing part of the front elevation forward to create a single plane; and recladding with dark grey boarding.

It was noted that Cllr Casey left the meeting for the duration of the discussion on this planning application.

Resolved – no objection.

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

(e) **Application No:** EPF/1087/17 **DRC Officer:** Jerry Godden
Applicant Name: DPA (London) LTD
Location: Leaside Nursery, Sedge Green, Nazeing, WALTHAM ABBEY, EN9 2PA

Proposal: Application for approval of details reserved by condition 5 'hard and soft landscaping', 12 'external finishes' and 16 'archaeological work' on planning application EPF/2319/14 (Demolition of existing nursery/commercial buildings and erection of 17no. B1/B2/B8 commercial units with ancillary parking).

Resolved – no comment.

(f) **Application No:** EPF/1087/17 **DRC Officer:** Jane Gravelle
Applicant Name: DPA (London) LTD
Location: Leaside Nursery, Sedge Green, Nazeing, WALTHAM ABBEY, EN9 2PA

Proposal: Application for approval of details reserved by condition 8 'contaminated land - remediation scheme' and 11 'contaminated land - ground gas investigation' on planning application EPF/2319/14 (Demolition of existing nursery/commercial buildings and erection of 17no. B1/B2/B8 commercial units with ancillary parking).

Resolved – no comment.

7. Broxlea Mushroom Farm EPF/1493/16 Planning Application.

a) Concern has been raised that some of the information, which refers to the Parish Council, contained in the documents supporting the Broxlea planning application is not factually correct.

Mr Ellerbeck advised the meeting about his involvement & support to the Parish Council over a number of years and was concerned that allegations have been made

against him. He believes that the information is correct on the documentation. Cllr Clarke explained the reason for raising this concern, that since the application was considered by the Council, additional information has been added to the EFDC website for the application and there was concern that information, which refers to the Parish Council, was not correct. Ongoing discussions continued. Cllr Joslin proposed that as this information was added to the application after it was considered by the Council, that no further action should be taken by the Council. This was agreed.

b) Area Planning Sub-Committee West Meeting 17/05/17, to include this application. As this application is not on the agenda, Cllr attendance at the meeting no longer needs to be considered.

8. Street Lighting. LE

Street lights have been installed at Betts Lane nr the pond, Elizabeth Close nr junction with Nazeing Road and Wheelers Close. Request has been made to UK Power Networks (UKPN) to transfer the power to the new street lights. It was noted that it was previously agreed to replace these street lights. It was agreed that Cllrs Joslin and Carter would action banking transfers, so that replacement is not delayed further.

9. Leisure Centre.

a) Alternative office accommodation for the Clerk. The Clerk had approached the Church regarding the possibility of using St Giles. A room is available but it would not be a permanent office and would not be available for a period of time over the summer due to significant building work at St Giles. Regarding possible office space at the Nazeing Health Centre, the manager has not been able to confirm contact details, so this option seems unlikely. The Clerk followed up on an office at Harold Park Farm and details have been circulated. It was agreed to approve the cost of £220 per calendar month for the office at Unit 6, Harold Park Farm.

b) Repairs to the car park. It was noted that these have been completed by Alex Roberts, subject to formal signoff by Cllr Joslin. It was also noted that Alex Roberts returned to the site and kindly dismantled the Heras fencing for the Council, ready for collection.

10. Communications:

For consideration:

a) Sports Facilities and Open Space Workshop on Thursday 18 May 2017. To consider if two Cllrs would like to attend. Unfortunately due to the timing, Cllrs are unable to attend the workshop.

b) Epping Forest District Council has appointed sports consultancy, to produce a playing pitch strategy for the area and would like the Councils assistance by completing an online questionnaire. To consider if any Cllrs would like to complete the questionnaire. All Cllrs at the meeting agreed that they would endeavour to complete the questionnaire.

Action All Cllrs

c) A letter has been received from Mr Abella regarding application EPF/2880/16, the contents of which have been noted by the Council.

11. Information Items and other items for next agenda:

a) Cllr Carter has been asked by Mr Graham Smith about the Council's views on the incinerator. It was noted that Mr Smith has received the Council's response. Cllr Clarke advised The Hoddesdon Society have set up a group in order to raise funds to have the application 'called in', should it be approved by Herts County Council.

b) Item for next agenda: Cllr Carter asked if a microphone could be purchased.

12. Date of next meeting of Planning Committee. 15th June 2017, 8:15pm.

Meeting closed 9:50pm.

Signed by the Chairman:

Date: