

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th September 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 13 members of the Public.

1. Apologies for absence:

Cllrs Casey, DiMaria, Gray, Shorter. Not present: Cllr Evans

2. Public participation:

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

3. Declarations of Interest:

Cllr Clarke non pecuniary interest in planning application 6b.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 24th August 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

a) The following was noted. Enforcement Cases Closed (01/07/17 to 31/08/17):

Reference	Address	Breach	Result
ENF/0474/14	Highbury House	COU of garages to car sales	3
ENF/0452/16	Old House Farm	Importation of soil to raise the land	2
ENF/0473/16	Holmsfield Bungalow	Games room/garage converted into living accommodation	2
ENF/0165/17	31-37 Hillgrove Business Park	Office changed into residential units	4
ENF/0072/17	Birchwood Industrial Estate	Woodyard area to North, concrete laid, buildings erected and portable buildings placed on site	1
ENF/0527/16	C W S Nursery/Presdale Farm Nursery	Development works taking place	1
ENF/0045/16	Oakleigh Nursery	Two mobile homes and hard standing no planning permission	1
ENF/0046/16	Oakleigh Nursery	Family living in packing shed no planning permission	1
ENF/0585/16	2 Maplecroft Lane	Extensions being built forward of the building line	2
ENF/0307/17	Presdale Farm House	Change of use of barn to business use	3
ENF/0347/17	Chalkfield Nursery	Large metal structure erected no Planning Permission	2

Result: 1 - Planning Permission Granted
3 - Breach Ceased

2 - No Breach of Planning Control revealed
4 - Not Expedient to take Enforcement Action

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2126/17 **Officer:** Alastair Prince
Applicant Name: Mrs Christina Walsh
Location: 53 Pecks Hill, Nazeing, Waltham Abbey, Essex, EN9 2NX

Proposal: Single storey rear extension.

Resolved – no objection.

- (b) **Application No:** EPF/2197/17 **Officer:** James Rogers
Applicant Name: Mr S Downes
Location: The Bungalow, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RQ

Proposal: Development of 4 dwellings.

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

It was noted that three letters had been received from residents.

A member of public spoke on behalf of a resident of Sunnyside. He believes that there are a lot of elements missing from the planning application and consequently there is insufficient information to make a decision. He gave his comments to the Clerk. He would like the Parish Council to take these into account when considering the application.

Another member of the public also commented on this application and had some additional concerns (insufficient obscure windows, refuse/recycling bins close to neighbour and overdevelopment due to the size of the properties).

Another member of the public stated that this infill application is as a result of land not being released for development.

Resolved – object most strongly to the application on the grounds that

- i) it is overdevelopment and it is not in keeping with the street scene (Policy DBE1)**
- ii) it has a detrimental effect upon existing neighbouring properties (Policy DBE2)**
- iii) there are concerns that the site will not provide sufficient off street parking**
It was noted that EPF/1495/16 was refused due to lack of adequate off street parking
- iv) the building line is set at a considerable distance back from Hoe Lane. This will result in the buildings extending into what had been garden land and thus having a serious detrimental effect on the amenities of the properties in Sunnyside.**

(c) Application No: EPF/2292/17 **Officer:** Nicola Dawney
Applicant Name: Mr Dave Abbott
Location: 35 St Leonards Road, Nazeing, WALTHAM ABBEY, EN9 2HN

Proposal: Two storey rear extension.

Resolved – no objection.

(d) Application No: EPF/2345/17 **TRE Officer:** Robin Hellier
Applicant Name: Mr Andy Mason
Location: 5 Western Road, Nazeing, Essex, EN9 2QN

Proposal: TPO/EPF/22/83 T1 & T2: Limes - reduce back to previous points, approx. 30% overall, lift and de-sucker.

Resolved – the Parish Council requests that it is referred to the District Council’s Tree Officer to ensure no damage to the tree.

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

(e) Application No: EPF/2241/17 **CLD Officer:** Alastair Prince
Applicant Name: Mr Glen Smith
Location: 8 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: Certificate of lawful development for proposed insertion of roof lights - two to front elevation and two to rear elevation.

Resolved – no comment.

(f) Application No: EPF/2306/17 **CLD Officer:** Jill Shingler
Applicant Name: Ms Samantha Walsh
Location: 6 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Certificate of Lawful Development for proposed single storey rear extension and single storey side/rear extension.

Resolved – no comment.

7. Leisure Centre.

a) It was resolved to continue to use the supplier E-on for electricity for the Leisure Centre on a fixed 1 year contract (“Fixed Price Business Electricity Plan”).

b) and **c)** The Clerk reminded the Council that the insurers are expecting all contents etc. to be removed from the Leisure Centre by the end of September. Cllr Frydrych advised that there would be health & safety issues retaining items that

were 20 or 30 years old to place in a new hall. It was resolved that Cllrs Frydrych & Joslin liaise with the Clerk regarding the furniture, office equipment, all other contents, fixtures and fittings at The Leisure Centre and agree what would be retained.

8. Amenity Matters:

a) Elizabeth Close play area. Cllr Frydrych provided an update on the issue with holes being dug in the playing field - he had arranged to obtain some soil from J&R Haulage and he filled the holes. Also, Parkguard did not witness the damage being caused but did speak to a small group of individuals who were nearby. It was resolved to obtain a combination lock for the gate, to provide easier access. Also Cllr Frydrych would provide barriers, to enable an area to be fenced off if deemed a health & safety issue.

b) Street lights.

i) An update was provided on the new street lights. Wheelers Close has been checked by A&J Street Lighting and is now working. Betts Lane - there is a traffic management "issue" (the traffic management company says the road needs to be closed for the work to be carried out safely) which could mean a 3 month delay, so UK Power Networks are trying to find a solution.

ii) A resident has reported a problem with Keyzers Road & Great Meadow. It seems to be an intermittent fault. It has been checked by A&J Street Lighting and is working, it flickers when it first lights up and it should be noted it is an old light.

c) Bus Shelter at Bumbles Green. An update was provided on the state of the bus shelter, following a complaint from some residents. The bus shelter has been cleaned by the Parish Council, due to health & safety issues. It was resolved that a 3 monthly clean is undertaken to coincide with the Nazeing Crossroads bus shelter clean at a cost of £40.

d) Leisure Centre car park. Some investigative digging has occurred beside the car park, due to a leakage issue. The area has been cordoned off and the Nazeing Youth FC have been made aware. Cllr Frydrych spoke to George Mackie & asked that if the drain needed replacing, that it is moved to the other side of the fence, which George Mackie agreed to. The Clerk to write to George Mackie confirming the arrangement.

9. Incinerator at Ratty's Lane, Hoddesdon.

Essex County Councils response to the application has been circulated and there was concern that their response is "lukewarm". Cllr Clarke has also spoken to County Cllr Jackson. It was resolved that Cllr Clarke will use the draft letter as a basis to write to ECC and to also send a copy to County Cllr Jackson and Roydon Parish Council. It was also agreed to put a poster on noticeboards and website about the March being held on 30/09/17 in Hoddesdon.

10. Communications:

The following communication was considered:

a) A complaint from resident about noise from monthly outside events at the Sun Inn Public House. A Council officer (Richard Gardiner - Environment & Neighbourhood Manager from EFDC) has taken some readings of the noise and he is considering the District Council's next steps. It was agreed that no further action is required by the Parish Council and to advise the resident.

b) Total site - William H Brown advertising on the hoardings has been removed.

c) Revd Helen Gheorghiu-Gould has requested the Council's comments and input on the redevelopment proposals at St Giles. The redevelopment was briefly discussed and it was agreed that the Council is in favour of the proposals. It was resolved to invite Revd Helen Gheorghiu-Gould to attend a Council meeting to obtain further feedback and answer any questions.

d) RCCE Village Halls & Community Buildings Conference is on 14/10/2017 at Chignalls & Mashbury Village Hall from 9.30am to 3pm. Cllrs to inform the Clerk if they wish to attend the conference by the next Council meeting.

e) Members' Training – Code of Conduct. At EFDC on 02/10/17 from 6pm to 9pm. Cllrs to inform the Clerk if they wish to attend the training ASAP.

f) Patience cottage EPF/2067/17. The application to redevelop Patience Cottage has been amended to remove the two detached dwellings to the rear of the site. The Planning Officer has asked if the Council could confirm as to whether there would continue to be an objection to this application given the amendment. The amendment was discussed and it was resolved that the new dwelling on the left when facing the property from Belchers Lane should be built closer to the eastern boundary of the site. This will obviate the possibility of a road being constructed to give access to the land at the rear and also provide reasonable space between the two buildings. In principle the Council would not then object to the amended application.

11. Information Items and other items for next agenda:

None.

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

Meeting closed 10:05pm.

Signed by the Chairman:

Date: