

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 12th October 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Carter, Clarke, DiMaria, Gross.

Also present: Lorraine Ellis (Clerk), 2 members of the Public.

It was noted that Cllr Gray has had to resign due to work and other commitments.

1. Apologies for absence:

Cllrs Arnold, Evans, Frydrych, Shorter, Skipper.

2. Public participation:

None.

3. Declarations of Interest:

Cllr Gross pecuniary interest in planning application 8e.

Cllr DiMaria pecuniary interest in planning application 8g.

Cllr Joslin pecuniary interest in item 9a and non pecuniary interest in item 9b.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 14th September 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Redevelopment Proposals at St Giles.

Revd Helen Gheorghiu Gould had an opportunity to obtain further feedback, following her request for the Council's comments and input on the redevelopment proposals at St Giles. Revd Helen Gheorghiu Gould informed the Council that the Environment Agency (EA) had advised them that there would be issues with the planning application being within 8m of the brook (despite the EA not raising this when consulted in May) and consequently the planning application has now been withdrawn. Revd Helen Gheorghiu Gould hopes that a revised plan will be submitted towards the end of the year.

6. Churchyard Maintenance. Revd Helen Gheorghiu Gould

The Revd Helen Gheorghiu Gould explained that the church is now unable to provide the required ongoing financial commitment to maintain the churchyard. Also, that she would not want to see the churchyard close but without financial support, this would happen. It would then be the local authority's responsibility, to fund an alternative cemetery and maintain the closed churchyard. The churchyard also has a finite number of burial plots remaining and the Church is considering alternative options.

In terms of financial assistance, Revd Helen Gheorghiu Gould has only had initial discussions with EFDC to start the process and no specific amount of money has been requested. EFDC suggested that a grant is applied for and an application has been submitted for funding for 3 years, however, it is unlikely that funding for 3 years will be approved.

a) As part of the grant application, EFDC have asked if the Church have the support of the Parish Council. It was resolved to support the Church's application for a grant from EFDC and to confirm this in writing. Revd Helen Gheorghiu Gould agreed to keep the Parish Council up to date with the grant application.

b) Revd Helen Gheorghiu Gould is also requesting annual financial support for churchyard maintenance from Nazeing Parish Council and believes it would equate to a £1 per resident annually, however, as the maintenance cost varies from year to year, she was unable to request a specific amount. It was resolved to re-consider the request when the precept is discussed in December and January.

7. Enforcement Notices/Appeals:

It was noted that no Enforcement Notices or Appeals have been received since the last meeting.

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2477/17 **Officer:** Alastair Prince
Applicant Name: Mr & Mrs Ashton
Location: Brookfield, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HY

Proposal: Loft conversion with rear and side dormer and skylight.

Resolved – no objection however the Council would like to draw the District Councils attention to the following

- i) **it appears that there will be an increase in the height of the roof**
- ii) **the rear dormer window appears to overlook the rear neighbouring property.**

- (b) **Application No:** EPF/2484/17 **Officer:** Steve Andrews
Applicant Name: Mr Steve Smith
Location: Jaden Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

Proposal: Construction of detached double garage with storage over and 2 No. dormers to front elevation.

Resolved – no objection.

- (c) **Application No:** EPF/2537/17 **Officer:** Nicola Dawney
Applicant Name: Mr Chris Jones
Location: Collingwood, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LQ

Proposal: Formation of dormer to rear roof slope & three no. dormers to front roof slope to create a loft conversion including rear Juliet balcony.

Resolved – no objection.

- (d) **Application No:** EPF/2539/17 **Officer:** Nicola Dawney
Applicant Name: Mr Gary Berry
Location: Osborne, Nazeing Road, Nazeing, WALTHAM ABBEY, EN9 2HU

Proposal: Change of Use of existing outbuilding to separate residential dwelling.

Resolved – object to the application on the following

- i) **the access is very narrow and there is concern that emergency vehicles would not have access to the residential dwelling**
- ii) **request that Policy ST6 is considered, as there are concerns that the site will not provide sufficient on-site parking for both properties**
- iii) **it is back land development**
- iv) **it backs onto LVRPA land.**

- (e) **Application No:** EPF/2569/17 **Officer:** James Rogers
Applicant Name: Mr P N Gross
Location: Netherkidders, Laundry Lane, Nazeing, Waltham Abbey, Essex, EN9 2DY

Proposal: Outline application for agricultural workers dwelling, with all matters reserved.

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

Resolved – further information is required as reference is made to two documents on the planning application however the documents are not on the website. It is therefore requested that an extension to the deadline is given and the documents are provided, to allow the Parish Council to re-consider this planning application.

(f) **Application No:** EPF/2588/17 **Officer:** Graham Courtney
Applicant Name: Mr T Schembri
Location: Low Hill Nursery, Sedge Green, Nazeing, Waltham Abbey, CM19 5JS

Proposal: Demolition of existing glasshouses and ancillary buildings and erection of replacement glasshouses and rainwater storage tanks (Renewal of planning permission EPF/1952/14).

Resolved – no objection save that access to Footpath 28 must be maintained and preserved.

(g) **Application No:** EPF/2452/17 **PN Officer:** James Rogers
Applicant Name: PDM Produce Ltd
Location: No 3 Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Application for prior approval for change of use of 500 SQM of part of an existing agricultural glasshouse to storage use (use class B8).

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

Resolved – object on the grounds that it is likely it will no longer be used for agricultural purposes and will therefore have an adverse effect on the locality and surrounding properties.

(h) **Application No:** EPF/2610/17 **Officer:** Steve Andrews
Applicant Name: Mr & Mrs Giambrone
Location: 57 Highland Road, Nazeing, Waltham Abbey, EN9 2PU

Proposal: Erection of a single storey side/rear extension; raising of garage roof height, insertion of high level windows to flank and conversion to habitable space; entrance porch; front bay window and new UPVC external windows and doors.

Resolved – no objection.

(i) **Application No:** EPF/2647/17 **Officer:** Nicola Dawney
Applicant Name: Ms Melanie Brown
Location: 17B Western Road, Nazeing, EN9 2QN

Proposal: Loft Conversion involving the re-pitching of the roof and the formation of three front dormers & three rear dormers.

Resolved – no objection.

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

(j) **Application No:** EPF/2432/17 **CLD Officer:** Alastair Prince
Applicant Name: Mr Marc Eastlake
Location: The Old School House, Nazeing Common, Bumbles Green, EN9 2SD

Proposal: Certificate of Lawful Development for proposed erection of garage/garden building and provision of associated hardstanding.

Resolved – no comment.

(k) **Application No:** EPF/2430/17 **DRC Officer:** Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Business Park, St Leonards Road, Nazeing, Essex, EN9 2HG

Proposal: Application for approval of details reserved by condition 4 ' Retained trees and Tree Protection of planning permission EPF/1602/17 (Extension of business units nos.1 and 2 in B1/B8 use and ancillary works).

Resolved – no comment.

- (l) **Application No:** EPF/2562/17 **DRC Officer:** James Rogers
Applicant Name: Mr G Gregorio
Location: Unit 7 C W S Nursery, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Discharge of conditions 3 'details of surface water disposal' and 4 'flood risk assessment' of EPF/1537/17 (Proposed erection of packing shed).

Resolved – no comment.

- (m) **Application No:** EPF/2553/17 **DRC Officer:** Alastair Prince
Applicant Name: Mrs Christina Walsh
Location: 53 Pecks Hill, Nazeing, Essex, EN9 2NX

Proposal: Application for approval of details of condition 3 'foul and surface water on EPF/2151/16 (Erection of double garage attached to dwelling house).

Resolved – no comment.

9. Footpaths in Nazeing

It was noted that Cllr Joslin left the meeting for the duration of the discussion on item 9a and 9b.

- a)** It was resolved that no comment was required by the Parish Council of the proposed modifications to the Order relating to Footpath 59.
b) It was resolved that the Council has no comment regarding whether Footpath 22 is correctly recorded on the Definitive Map and Statement and the Clerk would forward any information found in the Parish Office.

10. Request to use Bumbles Green Playing Fields

A request was received from a youth football club to use the playing fields for football training. Paul Bray (Nazeing Youth FC) has been asked to contact the club, however, to date no report has been received from him. C/F

11. Incinerator at Ratty's Lane, Hoddesdon.

- a)** Update from The Protest March on 30/09/17. **SC**
b) Update from Broxbourne Council's Planning committee meeting on 03/10/17. **KC**
c) A reply has been received from Essex County Council, following the Council's concerns regarding their response to Herts County Council. Details circulated to Cllrs. To consider and agree any further steps to be taken by the Council.
It was agreed to C/F item 11 to the Full Council meeting with hopefully more Cllrs in attendance.

12. Code of Conduct Training. KC

It was agreed to C/F this item to the Full Council meeting with hopefully more Cllrs in attendance.

13. Update on Matters relating to the Total site. DJ/CS

There is an issue with contamination and Cllr Joslin will contact Cllr Shorter to hopefully provide assistance with resolving the issue. **Action: Cllr Joslin**

14. Communications:

The following communication was noted:

- a)** Public consultation on the mobile library service. Complete the survey by 06/11/17 online at libraries.essex.gov.uk or from local or mobile library.

15. Information Items and other items for next agenda:

Information Items:

a) EPF/2077/17 St Giles, Nazeing Road, Nazeing, Essex, EN9 2HU. Application has been withdrawn.

16. Date of next Planning Committee meeting. 9th November 2017, 8:15pm.

Meeting closed 10:10pm.

Signed by the Chairman:

Date: