

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 9th November 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

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

1. Apologies for absence:

Cllrs Arnold, Evans, Frydrych, Skipper.

2. Public participation:

None.

3. Declarations of Interest:

Cllr Shorter pecuniary interest in item 5a.

Cllr DiMaria non pecuniary interest in planning application 6a and pecuniary 6h.

Cllr Clarke non pecuniary interest in planning application 7a.

Cllr Joslin non pecuniary interest in planning application 6b.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 12th October 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals: The following planning appeal was considered:

(a) **Application No:** EPF/3273/16 **Officer:** Sukhvinder Dhadwar **Applicant Name:** Mr C Shorter

Site Address: Ridge House, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Erection of four detached dwellings

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations

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

Resolved - This Council does not oppose the appeal for the following reasons

- i) **Planning permission has been granted on the site opposite, Burleigh Lodge, for six detached residential dwellings**
- ii) **EFDC recommended "Grant Permission" on the site opposite, Burleigh Lodge, for a further five detached residential dwellings**
- iii) **Planning permission granted for a neighbouring property, Spinney Nursery, for two detached residential dwellings**
- iv) **Planning permission granted for a neighbouring property, Winston Farm, for four dwellings.**

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/2555/17 **Officer:** Graham Courtney

Applicant Name: Mr G Salvo & Mr G Ferraro

Location: Former CWS Nurseries, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RJ

Proposal: Erection of glasshouses (6.9ha) together with associated access roads, parking areas and balancing ponds.

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

Resolved – no objection due to policy E13A, however concern was expressed that additional traffic will be generated on Hoe Lane, a minor road in Nazeing. Further, the Council requests that the development includes sustainable drainage systems.

(b) **Application No:** EPF/2759/17 **Officer:** James Rogers

Applicant Name: Mr & Mrs J & T Moseley

Location: The White House, Middle Street, Nazeing, Waltham Abbey, EN9 2LW

Proposal: Existing single storey rear extension to be demolished and replaced with proposed two storey rear extension and first floor side extension (Resubmission of refusal EPF/2125/17).

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

Resolved – no objection.

- (c) **Application No:** EPF/2821/17 **Officer:** Steve Andrews
Applicant Name: Mr Karl Canwell
Location: The Old Waterworks, Green Lane, Nazeing, Waltham Abbey, EN10 6RS

Proposal: Retrospective application for the laying of hardstanding on part of the Old Waterworks site, opposite the existing stables within the yard for short-term horse turn-out in the winter months.

Resolved – no objection.

- (d) **Application No:** EPF/2958/17 **Officer:** Graham Courtney
Applicant Name: Mr M O'Brien
Location: Patience Cottage, Belchers Lane, Nazeing, Waltham Abbey, Essex, EN9 2SA

Proposal: Proposed detached dwelling with granny annexe and elevations all in brickwork (amendment to approval ref: EPF/3346/16).

Resolved – no objection.

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

- (e) **Application No:** EPF/1734/17 **DRC Officer:** Graham Courtney
Applicant Name: Mr & Mrs Delaney
Location: Devoncot, Carthegen Estate, Nazeing, WALTHAM ABBEY, EN10 6TA

Proposal: Application for approval of details reserved by condition 4 'flood risk assessment' and 6 'foul and surface water disposal' on planning application EPF/2285/16 (Application for variation of conditions 1 and 2 on planning application EPF/2411/11 (Use of site for private gypsy/traveller site for one family comprising two mobile homes, two touring caravans and utility building) to allow for permanent occupation of the site).

Resolved – no comment.

- (f) **Application No:** EPF/2713/17 **DRC Officer:** Jill Shingler
Applicant Name: Perry Gamby
Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Application for approval of details reserved by condition 6 'japanese knotweed', 12 'nature conservation interest' and 'ecological surveys and mitigation strategy', condition 21 'Survey' on planning application EPF/0570/15 (Demolition of existing garden centre/commercial buildings and erection of 26 dwellings with associated parking and landscaping).

Resolved – no comment.

- (g) **Application No:** EPF/2715/17 **DRC Officer:** Jane Gravelle
Applicant Name: Perry Gamby
Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Application for approval of details reserved by condition 16 'contaminated land phase 2', condition 20 'ground gas investigation' on planning application EPF/0570/15 (Demolition of existing garden centre/commercial buildings and erection of 26 dwellings with associated parking and landscaping).

Resolved – no comment.

- (h) **Application No:** EPF/2809/17 **DRC Officer:** Graham Courtney
Applicant Name: Mr Peter Di Maria
Location: Presdale Farm Nurseries, Hoe Lane, Nazeing, EN9 2RJ.

Proposal: Application for approval of details reserved by condition 3 'materials' on planning application EPF/0409/17 (Demolition of barn and rebuilding of structure to provide 3 x 2 bedroom Houses).

Resolved – no comment.

- (i) **Application No:** EPF/2611/17 **PDE** **Officer:** Jill Shingler
Applicant Name: Mr Darren Leadbitter
Location: 28 Palmers Grove, Nazeing, Essex, EN9 2QF

Proposal: Application for prior approval for a 4m single storey rear extension, height to eaves 2.75m, overall height 3.50m.

Resolved – no comment.

- (j) **Application No:** EPF/2828/17 **DRC** **Officer:** Nicola Dawney
Applicant Name: Mr A Quinn
Location: 61 North Street, Nazeing, Waltham Abbey, EN9 2NH

Proposal: Application for approval of details reserved by condition 3 'materials' on planning application EPF/0563/16 (Conversion and subdivision of detached six bedroom house to create 2no. three bed dwellings).

Resolved – no comment.

These are provided for information only, EFDC cannot accept comments on these applications.

- (k) **Application No:** EPF/2757/17 **TPX** **Officer:** Robin Hellier
Applicant Name: Mr Kevin Ramsden
Location: White House, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RG

Proposal: Nazeing & South Roydon Conservation Area. 3 x Birch - fell to thin group of trees.

Resolved – no comment.

- (l) **Application No:** EPF/2853/17 **TPX** **Officer:** Robin Hellier
Applicant Name: Revd. Helen Gheorghiu Gould
Location: All Saints Church, Betts Lane, Nazeing, Waltham Abbey, Essex

Proposal: NAZEING AND SOUTH ROYDON CONSERVATION AREA - G1 Horse Chestnuts, T2 Cypress, T4 and T5 Conifer, T6 Leylandii - Fell and replacements as specified.

Resolved – no comment.

- (m) **Application No:** EPF/2892/17 **TPX** **Officer:** Robin Hellier
Applicant Name: Mr John
Location: Longyard Cottage, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DA

Proposal: Nazeing + South Roydon Conservation area. T1 Willow - Reduce to previous pruning points. T2 + T3 Willow - Pollard 4m high, T4 + T5 Lime - Thin, as specified. T6 Walnut - Thin, as specified.

Resolved – no comment.

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

- (a) **Application No:** EPF/2197/17 **Officer:** James Rogers
Location: The Bungalow, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RQ
Proposal: Development of 4 dwellings.

Amended Application/Description received by EFDC.

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

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, in particular those in Sunnyside (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.

8. Information Items and other items for next agenda:

Information Items:

a) Update on the Total Site

EFDC had raised a concern on the design of the foundations ventilation because of the ground gases, due to the site being a former petrol station. The developer has submitted a proposal which they are expecting EFDC to approve.

Highway Rights. The utility companies have all returned no objection to the removal of the Highway Rights. The developer is now waiting for Essex Highways to sign this off.

b) Resident has raised concerns over the recently re-surfaced road in Middle Street. Cllr Joslin advised that Cllr Frydrych has been investigating. It was noted that it is being progressed and raised with the relevant people.

c) Resident has raised concerns with drivers speeding on North Street.

The resident was advised to write to the Clerk.

9. Date of next Planning Committee meeting. 14th December 2017, 8:15pm.

Meeting closed 9:40pm.

Signed by the Chairman:

Date: