

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th December 2017 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 3 members of the Public.

1. Welcome and Introductions:

The Chairman of the Council welcomed everyone to the meeting, asked Cllrs to introduce themselves and also advised attendees of some information she has started to prepare relating to EFDC's Local Plan, how to contact EFDC regarding planning applications and for members of the public to advise if there is anything that they would like the Clerk/Council to investigate.

2. Apologies for absence:

Cllrs Clarke, Evans. Apologies noted from County Cllr Jackson.

3. Public participation:

Two residents would like to speak on item 9a.

4. Declarations of Interest:

Cllr Joslin non pecuniary interest in item 8.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 9th November 2017 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

a) The following was noted. Enforcement Cases Closed (01/10/17 to 30/11/17):

Reference	Address	Breach	Result
ENF/0477/17	Bumbles Green Garage, (Abbey Ind Park), Bumbles Green	Stationing of 2 portable buildings no PP	2a
ENF/0444/17	Stoneshot Farm, Hoe Lane Nazeing	Breach of conditions re access road materials.	4
ENF/0408/17	Willow Lodge, Paynes Lane Nazeing	BofC 3 of EPF/2049/11 annex used as living accommodation	2b
ENF/0555/17	Hillside nursery, Hoe Lane Nazeing	EPF/2025/14 barn/stables not as plans.	2
ENF/0331/17	Glenroy, Paynes Lane Nazeing	Breach of condition of EPF/1145/15 windows	3

Result: 2 - No Breach of Planning Control revealed

2a - No Breach - Permitted Development

3 - Breach Ceased

2b - Time immune

4 - Not Expedient to take Enforcement Action

b) The following planning appeal was considered:

Application No: EPF/3062/16 **Officer:** Jill Shingler **Applicant Name:** Stallan Nazeing Limited

Site Address: Fernbank Nursery, Nazeing Road, Nazeing, Essex, EN9 2JN

Proposal: Outline application for the redevelopment of nursery to provide up to 50 dwelling houses including means of access (all other matters reserved).

Reason for Appeal: Against a Refusal

Appeal Type: an Informal Hearing and site visit

Resolved - This Council opposes the appeal for the following reasons:

- i) **The Council objected to the application in its current form because the access is clearly unacceptable. The developer could contemplate approaching Lee Valley Regional Park Authority to use its land as an alternative access to the site instead of the proposed access.**

- ii) In addition, consideration should be given to some form of community gain to the village as a whole either by a Unilateral Undertaking or in a S.106 Agreement.
- iii) Further consideration should be given to the inclusion of affordable housing and/or starter homes on the site.
- iv) The Council would also like to take this opportunity to advise the Inspector of the Parish Council's response to EFDC's Draft Local Plan and that consideration could be given to negotiating a land exchange, with this site being used for a new Primary school.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/3060/17 **Officer:** Graham Courtney
Applicant Name: Mr Simon Georgiou
Location: Land at Sedge Green, Adj to Beggars Roost, Sedge Green, Nazeing, Harlow, CM19 5JS

Proposal: Use of land for storage of vehicles and portable toilets, retention of vehicular access to Sedge Green, use of existing building for ancillary office use for the business and ancillary and other works.

Resolved – no objection.

- (b) **Application No:** EPF/3034/17 **CLD Officer:** Steve Andrews
Applicant Name: Mr Karl Canwell
Location: The Old Waterworks, Green Lane, Nazeing, WALTHAM ABBEY, EN10 6RS

Proposal: Certificate of lawful development for existing use as dwelling house.

Resolved – this Council is unable to comment as there is no evidence supplied to support the application.

- (c) **Application No:** EPF/3116/17 **Officer:** Steve Andrews
Applicant Name: Ms Frances John
Location: 4 Whitehall Close, Nazeing, Waltham Abbey, EN9 2PY

Proposal: Single storey rear extension.

Resolved – no objection.

- (d) **Application No:** EPF/3144/17 **Officer:** Steve Andrews
Applicant Name: D Leadbitter
Location: 28 Palmers Grove, Nazeing, Waltham Abbey, EN9 2QF

Proposal: Part two part single storey rear and single storey side extensions with 4no roof lights and new first floor side window.

Resolved – no objection, however the Council would like to express concern about parking, as the number of bedrooms in the house is increasing and there are already parking issues in this vicinity.

- (e) **Application No:** EPF/3179/17 **Officer:** Alastair Prince
Applicant Name: Adalier
Location: 16 Barnard Acres, Nazeing, Waltham Abbey, EN9 2LZ

Proposal: 3.5m single storey rear extension.

Resolved – no objection.

- (f) **Application No:** EPF/3184/17 **Officer:** Nicola Dawney
Applicant Name: Revd Helen Gheorghiu Gould
Location: St Giles, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU

Proposal: Refurbishment, replacement glazing and entrance porch

Resolved – no objection.

- (g) **Application No:** EPF/3260/17 **Officer:** Graham Courtney
Applicant Name: Mr and Mrs Rodney Dean
Location: Former Nazeing Mushroom Farm, Laundry Lane, Nazeing, Essex, EN9 2DY

Proposal: Application to discharge S106 Planning Obligation reference TP/3/9/441 in reference to EPF/1578A/81 (Details of farmworkers cottage).

Resolved – no objection.

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

(h) Application No: EPF/3043/17 **DRC Officer:** Jane Gravelle
Applicant Name: Mrs Pam Burton
Location: Hillside Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Discharge of condition 5 'Remediation/verification report - contaminated land' of EPF/0139/15 (Prior notification for proposed change of use of agricultural buildings to residential use).

Resolved – no comment.

(i) Application No: EPF/3218/17 **DRC Officer:** Jane Gravelle
Applicant Name: Mr & Mrs Scott
Location: Presdale Farm House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for approval of details reserved by condition 11 'contaminated land - remediation scheme' on planning application EPF/3201/15 (Removal of existing agricultural building and erection of two detached dwelling houses with detached garages).

Resolved – no comment.

(j) Application No: EPF/3006/17 **Officer:** James Rogers
Applicant Name: Mr Tom Casey
Location: The Old Mill House, Betts Lane, Nazeing, Essex, EN9 2DB

Proposal: Discharge of condition 2 'Materials' of EPF/2353/16 (Erection of stables).

Resolved – no comment.

8. Definitive Map Modification Footpath 59:

Notification received from the Planning Inspectorate. Copies of all the statements of case circulated to Cllrs.

Cllr Joslin gave a brief summary of the background & the current situation and it was noted that he left the meeting for the remaining duration of the discussion on this item.

It was resolved that on reviewing the witness statements, confirmation is required whether both footpath section D – A and footpath section D – B – G are correct, as the Council believes there should only be one footpath leading to Waltham Road. In addition, the Council is again concerned with the amount Footpath 59 is costing the tax payer for a footpath that is rarely, if ever, used.

9. Amenity Matters:

a) The street light on the corner of Hoe Lane and Middle Street has been replaced, however, a resident is concerned that the light is not particularly bright. The light was replaced with the standard one used in the village (Mini Kirium LED Light Fitting). The residents are concerned that the light is not bright compared to previous light. It was resolved to contact A&J Lighting Solutions and replace with the same wattage as existed previously.

b) It was resolved to replace the street light outside no 77 Shooters Drive at a cost of £349 as it is irreparable.

c) There is an issue with mole hills at Elizabeth Close playing field. Groundskeeper has received an informal complaint from a resident, regarding the amount of soil

now on the playing field. It has also taken the Groundskeeper some time to flatten the mounds.

It was resolved that the groundskeeper continues to flatten the mole hills and advise the resident to avoid the mud.

10. Communications: The following communications were considered:

a) Email received from a resident, concern about vehicles speeding on North Street. County Cllr Jackson advised that a speed survey revealed only very good compliance with the limit. It was resolved to ask District Cllr Bassett if he is able to arrange some speed monitoring & advise the resident.

b) Email received from a resident, concern about rubbish dumped on Hoe Lane. Cllr Frydrych has spoken to John Heppell at EFDC, who will be speaking to Biffa about litter picking on Hoe Lane. It was resolved to ask Alan Hall at EFDC for contact details for the housing association at Barnfield. The conditions of letting can be checked and then the Council can write to the housing association, if the tenants are in breach of their conditions. Resident to be advised.

c) District Councillors will be asked to approve formal publication of the 'Epping Forest District Local Plan Submission Version 2017' on 14/12/17. If agreed, residents will be invited to make representations on the legality and soundness of the Plan during a six week period between 18/12/17 and 29/01/18. Representations will then be submitted with the Local Plan for examination by a government-appointed planning inspector.

For noting. Details added to website and noticeboards.

d) Request to help promote EFDC Grant Aid Scheme for Community Groups.

e) Request from Essex County Council - Energy switch. Residents can save over money on their gas and electric bills by joining the Essex Energy Switch which harnesses people power to secure cheaper deals from energy suppliers.

f) To help Affinity Water work with their customers to save water and request free water saving devices, please refer to www.affinitywater.co.uk/savewater

g) Request to promote new employability programme called HeadsUp. Refer to website www.enableeast.org.uk/headsup

11. Information Items and other items for next agenda:

a) No information items.

b) Items for next agenda. Cllr Skipper had requested that an item be included on the next agenda, concerning a development at St Leonards Road including the possibility of a community hall. It was agreed this item would not be included on the next agenda and the Clerk to advise the parties concerned.

12. Date of next Planning Committee meeting. 11th January 2018, 8:15pm.

Meeting closed 9:19pm.

Signed by the Chairman:

Date: