

NAZEING PARISH COUNCIL

Minutes of the meeting of the Full Council held on Thursday 22nd February 2018 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 21 members of the Public.

1. Welcome and Introductions:

The Chairman of the Council welcomed everyone to the meeting and introduced herself & the Cllrs to the public.

2. Apologies for absence:

Cllrs Arnold, Evans, Frydrych, Shorter. Apologies noted from County Cllr Jackson.

3. Public participation:

Mr Wright & Mrs Billingham would like to speak on item 6a.

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

a) The minutes of the Full Council meeting held on 21st December 2017 were approved and signed by the Chairman with no amendments.

b) The minutes of the Full Council meeting held on 25th January 2018 were approved and signed by the Chairman with no amendments.

c) The minutes of the meeting of the Planning Committee held on 11th January 2018 were noted.

6. Planning Applications: DJ. The following applications were considered:

- (a) **Application No:** EPF/3500/17 **Officer:** Graham Courtney
Applicant Name: Haycross Ltd & Hog Construction Ltd
Location: Stoneshot Farm, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RW

Proposal: Demolition of existing industrial buildings, vacant stabling & 5 bedroom residential apartment and construction of 18no. semi-detached family houses and 18no. 'affordable houses' with associated off-street parking, private gardens and landscaping.

Cllr Joslin stated that a number of letters of objection have been received from residents and he summarised all the points raised as follows:

- The development is outside the settlement area and would increase traffic in Hoe Lane.
- Hoe Lane is narrow and there are constant problems when vehicles are unable to pass.
- There is not suitable infrastructure on the site. With this number of dwellings, there is concern that water, sewage, other facilities would be impacted and affect all of Hoe Lane.
- There are no places available at the local school and there is no pavement for children to walk along Hoe Lane.

One letter was received late and it raised a further point regarding the impact on the habitat and wildlife.

Mr Wright, a representative of the applicant, addressed the Council and explained that although permission had been granted on the site for 8no. houses and 8no. 'starter homes', it was not financially viable. The current application is policy compliant. It is a brownfield site. A traffic survey had concluded that traffic would be reduced with the removal of the industrial use. If the site was not used for residential use, industrial use could be extended by 50%. He advised that the impact in relation to infrastructure had been considered and addressed.

Mrs Billingham was concerned with the amount of water that would be produced from the residential site and concerned that Hoe Lane would be impacted by flooding. She also believes it is over development.

There were some observations from Councillors, after which the application was considered.

Cllr Skipper proposed to support the application, but no other Cllr seconded the proposal.

Cllr Gross proposed to not object to the application, which was seconded. A vote was taken and recorded 2 in favour and 3 against the proposal.

Cllr Carter proposed to object to the application, which was seconded. A vote was taken and recorded 3 in favour and 2 against the proposal.

Resolved – object to the application for the following reasons:

- i) **It is over development on the site,**
- ii) **The site is unsustainable,**
- iii) **The proposed development would result in a substantial increase in traffic along Hoe Lane,**
- iv) **The site is not on the EFDC Submission Version of the Local Plan.**

(b) **Application No:** EPF/0156/18 **Officer:** Jill Shingler
Applicant Name: BDG Partners Limited,
Location: Chimes Garden Centre, Old Nazeing Road, Nazeing, WALTHAM ABBEY, EN10 6RJ

Proposal: Application for variation of contaminated land conditions 15-21 on planning application EPF/0570/15 (Demolition of existing garden centre/commercial buildings and erection of 26 dwellings with associated parking and landscaping) to enable phased development of the site.

Resolved – no comment.

(c) **Application No:** EPF/0178/18 **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; new sloped garage roof, 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.

This is provided for information only, EFDC do not normally accept comments on this application.

(d) **Application No:** EPF/0096/18 **Officer:** Jane Gravelle
Applicant Name: Mr A Sheen
Location: Upper Town Barn, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Application for approval of details reserved by condition 2 'contaminated land -phase 1' on planning application EPF/3051/16 (Change of use of barn to single residential dwelling - Reduction of the residential curtilage required in connection with the residential use approved under consent refs: EPF/1673/13 and EPF/1706/13LB).

Resolved – no comment.

7. Enforcement Notices/Appeals:

a) The following was noted. Enforcement Cases Closed (January 2018):

Reference	Address	Breach	Result
ENF/0615/17	44 Highland Road, Nazeing	Hard standing laid no soak away	3
ENF/0313/16	Yelverton, St Leonards Road, Nazeing	Raising level of the land	3
ENF/0400/16	Yelverton, St Leonards Road, Nazeing	2 buildings erected no planning permission	6
ENF/0523/16	Ridge House, Hoe Lane Nazeing	Use of annex as separate dwelling	2b
ENF/0411/16	Ridge House Nursery, Hoe Lane, Nazeing	Importing of waste soil	2
ENF/0460/16	Oakleigh, St Leonards Road Nazeing	Buildings erected no planning permission	2

Result: 2 - No Breach of Planning Control revealed 2b - Time immune 3 - Breach Ceased
6 - Duplicate Complaint

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: Hearing 15/03/2018

It was resolved to re-send the previous reasons recorded when the Council opposed the appeal on 14/12/17.

8. Financial Matters:

a) Update on the "mandate changes" request to the bank. Cllr Gross is still waiting for the card etc., however Cllr Clarke has received her card etc., training is required.

b) It was resolved to authorise:

i) payments totalling £4,105.72.

ii) transfer of £4,000 between bank accounts.

It was noted Cllrs Clarke & Carter will set up & approve direct credits this month.

Action Cllrs Clarke & Carter.

c) The Financial summary for February 2018 was approved and signed by the Chairman with no amendments.

d) Request received from Revd. Helen Gheorghiu Gould regarding churchyard expenditure for 2018. It was agreed that a request is made to obtain a breakdown of the cost and for Revd. Helen Gheorghiu Gould to attend a Council meeting, so that the request can be considered more fully.

9. Amenity Matters:

a) A&J Street Lighting have completed the annual maintenance survey for 2018. A number of street lights were identified as irreparable, however, it was resolved not to replace them, as they have not been reported by residents lights.

b) It was resolved to instruct A&J to cut down the old concrete post at Betts Lane by the pond free of charge, the labour charge cost has been waived. Cllr Frydrych has offered to dispose of the concrete post free of charge, which was appreciated by the Cllrs.

c) It was resolved to proceed with replacing the fencing posts at Aerodrome Corner providing the cost does not exceed £70.

d) Cllr Carter asked Cllrs to join her in saying a massive thank you to Arthur Baker for all his help and commitment to Nazeing Allotments as Chairman of the Allotment Association.

10. Leisure Centre.

a) It was agreed to arrange a date in April for the next working group meeting.

Action Cllr Carter.

b) The Clerk advised that the monthly inspection of the Leisure Centre (to comply with insurance requirements) has not happened and Cllr Shorter is unable to do the inspection. A resident may have a contact, this is to be followed up.

It was agreed to discuss item 11 at the end of the meeting, in a closed session.

12. Clerks Report.

Report circulated before the meeting. No questions raised.

13. Reports from Councillors who have attended other meetings.

None.

14. Communications.

The following communications were considered:

- a)** Request to consider making a donation to BASICS Essex Accident Rescue Service (BEARS) charity. C/F to next Full Council Meeting.
- b)** Hertfordshire Waste Local Plan Initial Consultation. Hertfordshire County Council is consulting on the draft waste local plan. This is an opportunity to tell HCC the Council's views on planning for waste management in Hertfordshire and to comment on the suggested policies in preparation for the draft Waste Local Plan. Comments by 30/03/18. It was resolved no comment was required.
- c)** Request for assistance regarding the damaged barriers at the pond on Betts Lane. Cllr Joslin will forward the email to the Clerk and to write to County Cllr Jackson.
For noting:
- d)** Details from NHS "Your Voice" meeting 07/03/18 Harlow Leisure Zone. Details on noticeboards and website.
- e)** Following the diversion of Footpath 10 Nazeing on 28/06/2016, under the Town & Country Planning Act 1990 Section 257, this path has now been certified as ready for public use.
- f)** Footpath 22. ECC advised: Notice of the decision, minor alignment error. An order will be made & served in due course.
- g)** Invite from St Clare Hospice to attend a private viewing of an Art Exhibition.

15. Information Items and other items for next agenda:

Information Items

- a) Incinerator at Ratty's Lane, Hoddesdon.** The planning application has been called-in by the Secretary of State for his determination. Hertfordshire County Council have advised that any comments that were made at the planning application stage will be submitted to the Planning Inspectorate. If you wish to make any additional comments, these must be received by 21/03/18.
- b)** EPF/3002/17 Nether Bowers, Perry Hill, Nazeing, EN9 2LL. Application has been withdrawn.

Items for next agenda

- c) Flood Warden and Emergency Response Roles/Emergency Planning. GS.** Include on April Full Council meeting.

The following item was discussed in a closed session.

11. Former Total Site Redevelopment - Increase in cost schedule

Advice has been received from the Council's Solicitor in relation to the costs and expenses incurred by the Developers in excess of the amounts which they had anticipated. Following discussion about the advice, it was agreed that a letter would be drafted and sent to the Developers.

The Clerk informed the Council that the developer had requested that Cllr Shorter attend on site, who advised he cannot attend due to the outstanding issue. The developer also advised that "Liquid Living Ltd continue to be delayed and are unable to progress the works on site until the matter is resolved and accordingly we put you on further notice of our delay, all costs in association will be advised once they become reasonably apparent".

16. Date of next meeting of Full Council. 22nd March 2018, 8:15pm.

Meeting closed 10:05pm.

Signed by the Chairman:

Date: