

## **NAZEING PARISH COUNCIL**

### **Minutes of the meeting of the Planning Committee held on Thursday 8th February 2018 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

**Members present:** Cllrs Joslin (Chairman), Arnold, Carter, Clarke, DiMaria, Evans, Gross, Skipper.

**Also present:** Lorraine Ellis (Clerk), 7 members of the Public.

#### **1. Welcome and Introductions:**

The Chairman of the Planning committee welcomed everyone to the meeting and then handed over to the Chairman of the Council, Cllr Carter, who introduced the Cllrs.

#### **2. Apologies for absence:**

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

#### **3. Public participation:**

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

#### **4. Declarations of Interest:**

Cllr Arnold non pecuniary interest in item 7a.

#### **5. Approval and signing of minutes:**

The minutes of the meeting of the Planning Committee held on 11th January 2018 were approved and signed by the Chairman of Planning with no amendments.

#### **6. Enforcement Notices/Appeals:**

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

#### **7. Planning Applications:** The following applications were considered:

It was agreed to discuss item (i) at this point, minutes recorded below.

(i) **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.

A resident has advised that only 7 neighbouring properties have been consulted for this application, compared to over 70 properties which were consulted on previous applications at this location. EFDC have advised that the same consultees are now being contacted.

**Resolved – this planning application will be deferred to the next Council meeting on 22/02/18, to allow residents an opportunity to contact the Parish Council and / or attend the meeting.**

It was noted that Mr Wright, who represents the applicant, would be able to attend the next meeting.

(a) **Application No:** EPF/0002/18 **Officer:** James Rogers

**Applicant Name:** Mr Gary Berry

**Location:** Osborne, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU

**Proposal:** Change of Use of existing outbuilding current used to store building materials into a separate residential dwelling.

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

Mr Berry spoke on this application, explaining the reason for the planning application, that he would like the dwelling for his elderly in-laws. He seems to have had some problems with the planning department at EFDC and officers appear to be against the application.

All Cllrs voted no objection to the application and it was noted that Cllr Clarke abstained.

**Resolved – no objection.**

**(b) Application No:** EPF/0018/18 **Officer:** Graham Courtney  
**Applicant Name:** Mr Downes  
**Location:** Garden House, Laundry Lane, Nazeing, Waltham Abbey, EN9 2DY

**Proposal:** First floor extension to building.

**Resolved – no objection.**

**(c) Application No:** EPF/3431/17 **Officer:** James Rogers  
**Applicant Name:** Mr & Mrs J & T Moseley  
**Location:** The White House, Middle Street, Nazeing, Waltham Abbey, EN9 2LW

**Proposal:** Demolition of existing single storey rear extension and erection of two storey rear and first floor side extensions.

It was requested that EFDC are advised that the quality of the scanned documents is poor on this planning application.

**Resolved – no objection.**

**(d) Application No:** EPF/0126/18 **CLD Officer:** John Cosgrove  
**Applicant Name:** Mr Robert Smith  
**Location:** Willow Lodge, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

**Proposal:** Certificate of lawful development for existing residential annexe within the existing outbuilding.

**Resolved – the Council are unable to consider this application as it is not supported by any evidence.**

**(e) Application No:** EPF/0149/18 **CLD Officer:** Graham Courtney  
**Applicant Name:** Mr Simon Georgiou  
**Location:** Land at Sedge Green, Nazeing, Essex, CM19 5JS

**Proposal:** Certificate of Lawful Development for existing B8 use.

**Resolved – one of the Councillors has knowledge that the site has been used for B8 purposes for a number of years and therefore the Council has no objection.**

**(f) Application No:** EPF/0033/18 **Officer:** Graham Courtney  
**Applicant Name:** Mr Joseph Kenneth O'Connor  
**Location:** Oak Tree Farm, Paynes Lane, Nazeing, EN9 2EY

**Proposal:** Temporary Mobile Home for Farm Manager.

Mrs O'Connor spoke on the application, explaining the recent history of the land and how sub-contractors have been used to work the land in previous years, although recently they had been let down. Hence the requirement to employ a Farm Manager.

Five Cllrs voted no objection and three Cllrs voted objection to the application.

**Resolved – no objection but if planning permission is granted, that a condition is imposed that it shall be for a limited period of three years from implementation.**

**(g) Application No:** EPF/0124/18 **Officer:** Graham Courtney  
**Applicant Name:** Mr Martin O'Brien  
**Location:** Patience Cottage, Belchers Lane, Nazeing, EN9 2SA

**Proposal:** Demolition of two residential single storey buildings and their replacement with 2 no. two storey dwellings.

It appears that despite the Parish Council considering an amended proposal from the Planning Officer (on EPF/2067/17) and confirming the Council's decision to EFDC, no notice was taken and that the original site plans from that application are still in force and being used on this new application. The Planning Officer to be contacted on this matter.

**Resolved – the Council objects to the proposed development for the following reasons:**

- i) it is not considered as infill,
- ii) the property is situated in the Green Belt and conservation area,
- iii) the openness of the Green Belt would be compromised,
- iv) the proposal to develop the land at the rear is considered over development.

(h) **Application No:** EPF/0166/18 **Officer:** Graham Courtney  
**Applicant Name:** Mr John O'Connor  
**Location:** Woodside Barn, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY

**Proposal:** Demolition of Existing Converted Barn consisting of 3no. dwellings and the erection of 2 Detached Dwellings and 4 Semi-detached dwellings.

Mrs O'Connor stated that this is her son's application and was happy to answer any questions. There was some discussion that serious harm had been caused to the Green Belt by the erection of the glasshouses on the adjoining land and that in comparison, these proposed dwellings were a minor impact.

Seven Cllrs voted no objection and one Cllr objected to the application, on the same grounds as given on the previous application (i.e. that the proposed development is not appropriate in the Green Belt and there are no very special circumstances that are sufficient to outweigh the harm to the Green Belt which would result from the development, contrary to policy GB2A).

**Resolved – no objection.**

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

(j) **Application No:** EPF/0019/18 **DRC Officer:** Graham Courtney  
**Applicant Name:** Mr G Sutton  
**Location:** Adj Havenslea, Nazeing Common, Nazeing, EN9 2SQ

**Proposal:** Application for approval of details reserved by condition 3 'materials', 4 'drainage', 5 'landscaping', 7 'retained landscaping', 14 'flood risk assessment' and 17 'wheel washing' on planning application EPF/1956/16 (Erection of 4no. market dwellings with garages, parking and turning; 1no. new highways entrance; upgrading of existing highways entrance).

**Resolved – no comment.**

(k) **Application No:** EPF/0056/18 **DRC Officer:** James Rogers  
**Applicant Name:** Mr B Bray  
**Location:** Land at Bentons Farm, Middle Street, Nazeing, Waltham Abbey, EN9 2LN

**Proposal:** Application for approval of details reserved by condition 4 'external finishes', 11 'landscaping', 12 'tree report', 13 'wheel washing', 14 'drainage', condition 15 'SUDs' and 16 'visibility splays' on planning application EPF/0292/17 (Proposed erection of 4no. detached four bedroom residential dwellings).

**Resolved – no comment.**

(l) **Application No:** EPF/0072/18 **DRC Officer:** Jane Gravelle  
**Applicant Name:** Mr John Payne  
**Location:** Broxlea Mushroom Farm, Nursery Road, Nazeing, EN9 2JE

**Proposal:** Application for approval of details reserved by condition 9 'contaminated land - phase 1' on planning application EPF/1956/17 (Erection of 4no Four Bedroom Houses).

**Resolved – no comment.**

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

(m) **Application No:** EPF/0011/18 **Officer:** Robin Hellier

**Applicant Name:** Mr John Copping

**Location:** Longyard Cottage, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DA

**Proposal:** Nazeing + South Roydon Conservation Area. T4 Oak - Remove lower branch. T5 + T6 Silver Birch - thin + crown shape, as specified.

**Resolved – no comment.**

(n) **Application No:** EPF/0012/18

**Officer:** Robin Hellier

**Applicant Name:** Mr Brian Starling

**Location:** Mill Bungalow, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DA

**Proposal:** Nazeing + South Roydon Conservation Area. T1+ T13 Ash - Crown reduce to previous pruning points. T14 Norway Spruce - Crown lift to 1m.

**Resolved – no comment.**

(o) **Application No:** EPF/0132/18

**TPX Officer:** Robin Hellier

**Applicant Name:** -

**Location:** The Old School House, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DB

**Proposal:** Nazeing & South Roydon Conservation Area. T1 Apple – Fell.

**Resolved – no comment.**

### **8. Possible Planning Application at Harold's Park Farm**

Keith Emslie to speak about a proposition to position a movable cabin known as a "tiny house" at Harold's Park Farm and would appreciate any feedback that the Council may have.

Mr Emslie had requested that this item is removed from the agenda.

### **9. Development Proposal for the land surrounding the property known as "Ninnings" off Middle Street:**

Thompson Planning Ltd would appreciate any comments that the Council may have on the design and layout parameters, with a view to incorporating suggestions where possible.

A response was discussed and agreed, as follows:

The Council was impressed by the presentation, information provided and dealing with questions. However, for the reasons listed below, it was agreed that no further response would be provided.

- i) the land is not on the EFDC Submission Version of the Local Plan,
- ii) the land is in the Green Belt
- iii) it is only necessary for Nazeing to provide 122 houses by 2033 and accordingly this land will not be required for residential development.

### **10. Former Total Site Redevelopment - Increase in cost schedule CS/DJ**

To discuss such advice as may have 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.

The Council's Solicitor is consulting with his colleagues on this matter and the Council should receive a reply before the next Council meeting on 22/02/18.

### **11. New Community Hall Facility – Working Group.**

Following advice from Simon Hill (Deputy Monitoring Officer at EFDC), it was agreed that the New Community Hall Facility will be discussed and views given to the applicant, if & when the outline planning application has been approved. Mr Ellerbeck to be advised.

**12. Draft Minerals Local Plan Consultation SC**

Hertfordshire County Council is consulting on the draft minerals local plan. Cllr Clarke has been working on a response and shared this with the Council. It was agreed to include the points that Cllr Clarke had covered in the response to HCC, namely adverse highways impacts, adverse impact on wildlife sites and that the minerals from this site may not in fact be required.

**13. Communications:**

The following communication was noted:

**a)** EFDC: Youth Councillor, closing date for nominations 16/02/18. Details on the website & noticeboards.

**14. Information Items and other items for next agenda:**

**Information Item**

**a)** Incinerator at Ratty's Lane, Hoddesdon. A decision has been made to call-in this application by the Secretary of State and that a public enquiry will now be taking place. A meeting is being arranged by Broxbourne Borough Council and Cllrs Clarke & Joslin will attend to represent Nazeing Parish Council.

**15. Date of next Planning Committee meeting.** 8th March 2018, 8:15pm.

Meeting closed 10:10pm.

**Signed by the Chairman:** .....

**Date:** .....