

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 12th July 2018 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Billingham, Carter, Clarke, Frydrych, Shorter, Skipper.

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

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Gross, McCarthy.

3. Public participation:

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

4. Declarations of Interest:

Cllr Frydrych non pecuniary interest in item 9c.

Cllr Shorter non pecuniary interest in item 9c.

Cllr Joslin non pecuniary interest in item 9h.

Cllr Carter non pecuniary interest in item 9n.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 14th June 2018 were approved and signed by the Chairman of Planning with no amendments.

6. Planning Committee meeting on 09/08/18.

It was agreed that Cllr Carter will produce the agenda for the meeting and send to Cllrs and Cllr Clarke will place it on the noticeboards. The Clerk thanked the Cllrs.

7. Request from Nazeing Youth Football Club.

a) Paul Bray (Nazeing Youth Football Club) advised that the football club has applied for a grant to contribute towards the costs for the floodlights and a letter from the Council is part of the requirements. It was resolved to provide confirmation to Essex County FA that the Parish Council is happy to allow the football club to use eight portable i-lite floodlights on the playing field at Bumbles Green.

b) Paul Bray advised that the football club have asked for support from the Parish Council. They are looking for shelter from the elements and somewhere to provide refreshments on match days. To be included on the next meeting agenda for consideration by the Council.

8. Enforcement Notices/Appeals:

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

9. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1251/18 **Officer:** Patrick Flanagan
Applicant Name: Mr Charles Vince
Location: Four Elms, Middle Street, Nazeing, Waltham Abbey, EN9 2LQ

Proposal: Single storey rear extension. New roof raised 1m to accommodate new bedroom suite. Alterations to front wall, including new front porch. First storey rear extension.

Resolved – no objection.

- (b) **Application No:** EPF/1401/18 **Officer:** Patrick Flanagan
Applicant Name: Mr Alfredo Saggese
Location: Nonsuch Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Single storey rear extension.

Resolved – no objection and if permission is granted, the Council requests that the extension should be in keeping with the existing dwelling.

- (c) **Application No:** EPF/1459/18 **Officer:** James Rogers
Applicant Name: Mr Mark Shaw
Location: Rolyn Lodge, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Erection of two new dwellings.

It was noted that Cllrs Frydrych and Shorter left the meeting for the duration of the discussion on this planning application.

Five Cllrs voted in favour of the proposal of no objection and it was noted that one Cllr voted against the proposal.

Resolved – no objection save that concern is expressed on road safety and entry to and egress from the proposed new dwellings. The Council believes that the land is in the Green Belt but the development appears to be infill.

- (d) **Application No:** EPF/1463/18 **Officer:** Steve Andrews
Applicant Name: Mr & Mrs I & S Carver
Location: Shiree, 30 St Leonards Road, Nazeing, Waltham Abbey, EN9 2HJ

Proposal: Proposed two storey side extension as approved under planning reference EPF/3332/16 with proposed painted render finish, addition of pitched roofs to dormers and existing windows replaced with dark coloured UPVC casement windows.

Resolved – the Council confirmed no objection and subject to obscure windows being installed as necessary.

- (e) **Application No:** EPF/1542/18 **Officer:** Alastair Prince
Applicant Name: Mr & Mrs R & A McCarthy
Location: 1- Common View, Nazeing Common, Nazeing, Waltham Abbey, EN9 2SQ

Proposal: Demolition of conservatory and erection of single storey rear extension.

Resolved – The Council is aware that this location is in the conservation area but in light of the fact that there is some significant development in the area, the Council confirmed no objection and subject to obscure windows being installed as necessary.

- (f) **Application No:** EPF/1547/18 **Officer:** Caroline Brown
Applicant Name: Mr Robert Currell
Location: Hillview, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ

Proposal: Replacement Planning Application for 5 flats reduced from approved consent of 6 flats. Demolition of existing house and erection of 4 Two Bedroom Flats and 1 One Bedroom Flat. Two of the ground floor flats to be provided for Disabled Residents and their families.

Mr Ellerbeck briefly covered the previous approved planning application and explained the reason that the number of flats has been reduced from six to five, is to allow for parking on the site, rather than parking under the building. Mr Ellerbeck advised that the application is that three, not two, of the ground floor flats are to be provided for disabled residents and their families. Mr Ellerbeck also confirmed that a new Unilateral Undertaking had been sent to EFDC and the Clerk, regarding the commitment to provide the three ground floor flats for disabled residents.

Seven Cllrs voted in favour of the proposal of no objection and it was noted that one Cllr abstained.

Chairman's initials _____

Resolved – no objection. The Council supports the application because it is providing three flats for disabled residents and their families.

(g) **Application No:** EPF/1425/18 **Officer:** Caroline Brown
Applicant Name: Mrs Stephanie Jerrold
Location: Haytor, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HQ

Proposal: Change of use of cabin from games room to residential accommodation for ancillary use.

Resolved – no objection but if permission is granted it be subject to a condition that the building may not be used as a separate residential dwelling.

(h) **Application No:** EPF/1441/18 **Officer:** James Rogers
Applicant Name: Mr Jack Yiacomou
Location: King Harolds Head, Nazeing Common, Nazeing, Waltham Abbey, EN9 2RY

Proposal: First floor extension to form residential flat and ground floor extension to replace store for restaurant use.

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

Resolved – the Council confirmed no objection and subject to obscure windows being installed as necessary.

(i) **Application No:** EPF/1513/18 **Officer:** Caroline Brown
Applicant Name: Mr & Miss Matthew & Victoria Oley & Parker
Location: Clematis Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Demolition and rebuilding of open fronted log and garden store.

Resolved – no objection, notwithstanding that this property is in the conservation area.

(j) **Application No:** EPF/1514/18 **Officer:** Caroline Brown
Applicant Name: Mr & Miss Oley & Parker
Location: Clematis Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Replace planning approved double doors with a log store with lean to roof. Installation of double doors within link between existing cottage and new extension facing boundary.

Resolved – no objection, notwithstanding that this property is in the conservation area.

(k) **Application No:** EPF/1605/18 **Officer:** James Rogers
Applicant Name: Mr J Rubino
Location: Land to rear of 115-123, North Street, Nazeing, EN9 2NW

Proposal: Erection of 5 detached dwellings.

Six Cllrs voted in favour of the proposal of no objection and it was noted that two Cllrs abstained.

Resolved – no objection.

It was agreed to consider item (m) before (l).

(m) **Application No:** EPF/1704/18 **Officer:** James Rogers
Applicant Name: Mr F Gaiteri
Location: Sedge Green Nursery, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Demolition of part of an existing glasshouse block; Change of use and conversion of remainder of block to form 8 units in mixed light industrial and storage use (CLASS B1/B8).

Resolved – to object to the application on the following grounds:

- i) **The applicant has not sufficiently demonstrated that the business is no longer viable to continue as a glasshouse nursery. Concern was also raised that the glasshouses could not be converted to be compliant to standards for industrial use.**
- ii) **The proposed change to light industrial use would generate an increase in traffic.**

(l) **Application No:** EPF/1619/18 **Officer:** James Rogers
Applicant Name: Mr Antonino Filocco
Location: Tylers Cross Nursery, Epping Road, Nazeing, Waltham Abbey, EN9 2DH

Proposal: Demolition of part of existing glasshouses; change of use and conversion of remainder to form 20 units in mixed light industrial and storage use (Class B1/B8).

It was noted that the Council believes that Tylers Cross Nursery lies within the parish of Roydon. However, the Clerk advised that the Roydon PC Clerk believes that the actual glasshouses are in the parish of Nazeing.

Resolved – there was some doubt as to whether this property is in the Parish of Nazeing. If it is, then the Council objects to the application on the following grounds:

- i) **The applicant has not sufficiently demonstrated that the business is no longer viable to continue as a glasshouse nursery. Concern was also raised that the glasshouses could not be converted to be compliant to standards for industrial use.**
- ii) **The proposed change to light industrial use would generate an increase in traffic.**

(n) **Application No:** EPF/1800/18 **Officer:** Patrick Flanagan
Applicant Name: Mr Gordon Wight
Location: 25 Shooters Drive, Nazeing, Waltham Abbey, EN9 2QA

Proposal: Proposed side and rear extensions.

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

Resolved – no objection.

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

(o) **Application No:** EPF/1582/18 **PN Officer:** Patrick Flanagan
Applicant Name: Mr Nick Haughey
Location: Aver House, Nursery Road, Nazeing, Waltham Abbey, Essex, EN9 2JE

Proposal: Prior approval for proposed change of use for proposed change of use from storage unit (Class B8) to residential dwelling (Class C3).

Resolved – no comment.

(p) **Application No:** EPF/1719/18 **DRC Officer:** Steve Andrews
Applicant Name: Mr T Barham
Location: Oakley Hall, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

Proposal: Application for approval of details reserved by condition 5 'drainage details', 6 'enhancement scheme' and 7 'contaminated land - phase 1' on planning application EPF/2589/15 (Conversion of redundant commercial building into residential dwelling).

Resolved – no comment.

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

(q) **Application No:** EPF/1791/18 **Officer:** Robin Hellier
Applicant Name: Mr Steve Venables
Location: 1 Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Nazeing & South Roydon Conservation Area. T1 Ash - fell, as dead. G1 - 3 x Ash - reduce by approx 4m on the northern side, 2-3m on the eastern side and reduce the height by approx 5m.

Resolved – no comment.

10. EFDC Planning Committee Meetings. SC

There was some discussion if the length for public participation at District Council Area Planning Sub-Committee West Meetings should be increased from three to five minutes or not. The Cllrs are conscious not to increase the length of the meetings significantly. It was suggested that possibly the participation time could be increased when there were five or less applications to be considered. It was

agreed that this request would be re-considered when previous meetings had been reviewed. **Action Cllr Clarke / Clerk.**

11. Communications:

The following communication was noted:

a) Cllr Shorter advised that he has received some information from EFDC on the Nature Watch Program for Nazeing.

12. Information Items and other items for next agenda:

None.

13. Date of next Planning Committee meeting. 9th August 2018, 7:30pm.

Meeting closed 10:05pm.

Signed by the Chairman:

Date: