

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 9th August 2018 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

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

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Arnold, Frydrych, Gross, McCarthy.

3. Public participation:

Mr Bray wished to speak on item 9a.

4. Declarations of Interest:

Cllr Shorter pecuniary interest in item 7c.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 12th July 2018 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

No Enforcement Notices/Appeals received since the last meeting.

7. Planning Applications: following applications were considered:

- (a) **Application No:** EPF/1680/18 **Officer:** James Rogers
Applicant Name: Mr H Schneck
Location: Hillgrove Business Park, Unit 37 First Floor, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HB

Proposal: Application for removal of condition 2 'protection measures' on planning application EPF/2985/16 (Change of use of offices to form 10 residential apartments).

Resolved – strongly object to the application for the Health and Safety reasons set out in the JDW architects report dated April 2014. These reasons were fundamental to the permission being granted by EFDC.

- (b) **Application No:** EPF/1806/18 **Officer:** James Rogers
Applicant Name: Mr Fabrizio Tagliarini
Location: Utopia, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Outline consent for erection of replacement dwelling with all matters reserved.

Resolved – no objection.

- (c) **Application No:** EPF/1710/18 **Officer:** James Rogers
Applicant Name: Mr C Shorter
Location: Ridge House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Demolition of existing two story detached dwelling and erection of four new detached houses.

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

Resolved – no objection but if permission is granted it be subject to the following conditions

Chairman's initials _____

- i) **Soft landscaping to be planted consisting of semi-mature established trees, to soften the visual impact,**
 - ii) **The floor area of the proposed dwellings is no greater than that of the existing house plus the extensions approved under EPF/1746/16, EPF/1710/17 and EPF/1676/17**
 - iii) **Permitted Development rights are removed on the four new dwellings.**
- (d) **Application No:** EPF/1925/18 **Officer:** Jill Shingler
Applicant Name: Mr Imran Ali
Location: School Knotts, Middle Street, Nazeing, Waltham Abbey, EN9 2LQ

Proposal: Alterations to first floor side extension roof structure and installation of a balustrade to the first floor rear glazed doors.

Resolved – providing that the proposed work will comply with the requirements of the Inspector relating to appeal APP/J1535/W/17/3173123, then the Council would have no objection.

- (e) **Application No:** EPF/1934/18 **Officer:** Robin Hellier
Applicant Name: Mr Andreas Petrou
Location: 6 Highland Road, Nazeing, Waltham Abbey, EN9 2PR

Proposal: TPO/EPF/22/83. T21 Lime – Crown reduce by up to 3m to previous pruning points.

Resolved – the Parish Council requests that it is referred to the District Council’s Tree Officer to ensure no damage to the tree.

- (f) **Application No:** EPF/1939/18 **Officer:** Patrick Flanagan
Applicant Name: Mr & Mrs K Balsdon
Location: 88 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RL

Proposal: Proposed first floor side extension and single storey rear extension.

Resolved – no objection.

- (g) **Application No:** EPF/1967/18 **Officer:** Steve Andrews
Applicant Name: Mrs A Beazley
Location: 30 Great Meadow, Nazeing, Waltham Abbey, EN10 6RP

Proposal: Single storey side extension incorporating a car-port and conversion of existing garage to habitable space.

Resolved – no objection.

- (h) **Application No:** EPF/1351/18 **Officer:** Jill Shingler
Applicant Name: Former Chimes Garden Centre and Nazebourne (no. 93)
Location: Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Demolition of site buildings and redevelopment to provide 33 new homes.

It was noted that details explaining the reason for the replacement planning application had been provided by a representative of the applicant.

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

Resolved – no objection.

It was noted that Cllr Skipper departed from the Council meeting at this point.

- (i) **Application No:** EPF/1993/18 **Officer:** David Baker
Applicant Name: Mr & Mrs K & J Downes
Location: 1 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Proposed front entrance wall and railings.

Resolved – no objection.

- (j) **Application No:** EPF/1994/18 **Officer:** David Baker

Chairman’s initials _____

Applicant Name: Mr & Mrs K & J Downes
Location: 1 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Proposed double storey and single storey side extension, incorporating a roof conversation and new railings/wall.

Resolved – The Council is unable to comment as incorrect drawings are on the EFDC website for this application (they are drawings for EPF/1993/18).

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

(k) **Application No:** EPF/1895/18 **CLD Officer:** Caroline Brown
Applicant Name: Mr & Mrs James & Carly Frost
Location: The Cherries, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HJ

Proposal: Certificate of Lawful Development for proposed dormer extension to rear.

Resolved – no comment.

(l) **Application No:** EPF/1884/18 **DRC Officer:** Steve Andrews
Applicant Name: Mr Keith Chadney
Location: Nazeing Park, Garden House, Betts Lane, Nazeing, Waltham Abbey, EN9 2DN

Proposal: Application for approval of details reserved by condition 2 'external materials' and 3 'additional drawings' on planning application EPF/0774/18 (Removal of existing single storey lean to garage and erection of two storey side extension. Erection of two and a half bay garage with room to roof space. Single storey rear extension. Replacement and relaying of roof tiles to north elevation of existing single storey kitchen. Roof light and French doors to north elevation of existing single storey kitchen).

Resolved – no comment.

(m) **Application No:** EPF/1961/18 **DRC Officer:** Steve Andrews
Applicant Name: Mr Keith Chadney
Location: Nazeing Park, Garden House, Betts Lane, Nazeing, Waltham Abbey, EN9 2DN

Proposal: Application for approval of details reserved by condition 2 'external materials' and 3 'additional drawings' on planning application EPF/0779/18 (Grade II listed building consent for removal of existing single storey lean to garage and erection of two storey side extension. Erection of two and a half bay garage with room to roof space. Single storey rear extension. Replacement and relaying of roof tiles to north elevation of existing single storey kitchen. Roof light and French doors to north elevation of existing single storey kitchen).

Resolved – no comment.

(n) **Application No:** EPF/1928/18 **TPX Officer:** Robin Hellier
Applicant Name: Mr & Mrs Fisher
Location: Nazeby, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Nazeing and South Roydon Conservation Area. T1 Lime – Fell.

Resolved – no comment.

(o) **Application No:** EPF/1941/18 **DRC Officer:** Jill Shingler
Applicant Name: Mr & Mrs Marsetic
Location: Burleigh Lodge, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for approval of details reserved by condition 5 'contaminated land phase 1' on planning application EPF/2047/17 (Erection of five detached residential dwellings)

Resolved – no comment.

8. EFDC Consultation - Draft Homelessness Strategy 2018/19 to 2020/21:

To consider the Draft Homelessness Strategy. Comments required by 28/08/18. Document circulated to Cllrs. It was agreed that Cllrs Carter and Clarke will review the document, with a view to this being considered at the next meeting. **Action Cllrs Carter and Clarke.**

Chairman's initials _____

9. Communications:

The following communications were considered:

a) A letter of complaint has been received regarding the weeds on Footpath 59 and the allotments and the impact on the resident. It was resolved to write to Essex County Council and ask them to clear Footpath 59, as it is their responsibility. It was resolved to obtain a quote from the Groundsman to cut the thistles / weeds behind the hedges on the allotments.

b) Consultation: Bye Laws on Sites of Special Scientific Interest (SSSI's). NALC will respond on behalf of the Councils, if Councils consider the consultation questions by 10/08/18. The Council is not aware of any SSSI in Nazeing and therefore no response necessary.

c) Request to re-consider resolution for EPF/1831/18 - Leaside Nursery, Sedge Green. The Council is unable to re-consider, applicant's agent to be advised.

d) Licensing Act Consultation 2018. EFDC have asked for comments on draft licensing policy by 21/08/18. To request an extension to the deadline and if granted, C/F for consideration at the next meeting.

For noting:

e) EFDC - annual canvass of electors 2018. EFDC want to encourage responding by online, by phone or by text, to save money.

f) Essex County Council advised that the Traffic Commissioner has granted permission for Arriva to operate the bus services 66 86 and 87 and commenced on 03/08/18.

g) Epping Forest Community Transport advised of withdrawals of services SB02 and SB03.

10. Information Items and other items for next agenda:

The incinerator Public Inquiry sessions have completed. However, the decision from the Inspector is not expected until towards the end of the year / early 2019.

Cllr Carter thanked Cllrs Clarke and Joslin and the Clerk for all their time, effort and commitment on the Inquiry.

It was agreed to write to Roydon Parish Council to express thanks to Cllr Janet Whybrow for her time and effort on the work required for the Public Inquiry.

11. Date of next Planning Committee meeting. 23rd August 2018, 7:30pm.

Meeting closed 21:24pm.

Signed by the Chairman:

Date: