

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 23rd August 2018 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 4 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting and introduced the Cllrs to the members of the public.

2. Apologies for absence:

Cllrs Arnold, Billingham, McCarthy, Shorter. Not present: Cllrs Gross, Skipper.

3. Public participation:

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

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 9th August 2018 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

a) It was noted that no Enforcement Notices have been received since the last meeting.

A resident informed the Committee that an enforcement notice has been served on their property and they have submitted an appeal. Cllr Joslin advised that the enforcement appeal would be notified to the Council at a future meeting and would be considered at that time.

b) Enforcement Appeal:

Application no: ENF/0390/17 **Officer:** Clare Munday

Applicant name: Mr Simon Georgiou

Location: Toilet Hire, Beggars Roost, Sedge Green, Roydon, Harlow, Essex, CM19 5JR

Details of Appeal: Use of the land from agricultural and part residential to use for class B8 with ancillary B2 use (including the cleaning of portable toilets) use of existing building for associated B1 office use construction of vehicular access, erection of gates and fencing and laying of hardstanding.

Reason for Appeal: Against an Enforcement Notice

Appeal Type: a Public Inquiry

Following discussion the Council makes the following observations:

For Planning Application EPF/3060/17 the proposal was "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." Clearly this is not the existing use. The property is now being used to clean the portable toilets and also for the transfer of waste, as advised by neighbouring residents. Further, these activities are resulting in an adverse impact on a number of residents who live nearby to the location.

It appears to the Council that not only are there breaches of the original planning consent (EPF/3060/17) taking place, but also activities likely to be potentially damaging to the local environment, contrary to policy RP5A (for example the cleaning of chemical toilet equipment). These are activities that are also likely to result in an adverse impact on neighbouring properties and resident amenity, contrary to policies DBE9 and DBE2. These impacts are, by their very nature, extremely unpleasant for the local area generally.

Chairman's initials _____

When the Public Inquiry date has been set and formal notification is received, the Appeal will be further considered.

7. Amended Planning Application: The following amended application was considered:

- (a) **Application No:** EPF/1092/18 **Officer:** Patrick Flanagan
Applicant Name: Mr S Downes
Location: The Bungalow, Hoe Lane, Nazeing, Essex, EN9 2RQ

Proposal: Development of 3 dwellings *** Description and plans changed from 4 to 3 dwellings *** Amended/Application/Description.

There was some discussion on this amended application and it was agreed that the objections given previously still apply.

Resolved – object to the application on the grounds that

- i) **It is overdevelopment and it is not in keeping with the street scene (Policy DBE1)**
- ii) **As the proposed dwellings are positioned further back on the site (to provide off street parking), it will have a serious detrimental effect upon existing neighbouring properties (Policy DBE2).**

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2097/18 **TRE Officer:** Robin Hellier
Applicant Name: Mrs Levena Fox
Location: Broadwaters, Riverside Avenue, Nazeing, Waltham Abbey, EN10 6RD

Proposal: TPO/EPF/07/83 (Ref: T4). T4-C1 1 x Western Red Cedar - Crown reduction of 50%, as specified.

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

- (b) **Application No:** EPF/1994/18 **Officer:** David Baker
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 conversion and new railings/wall. **** Corrected plans received ****

Resolved – in principle no objection, the Council would however observe

- i) **The extension would appear overbearing on the adjoining property**
- ii) **Bearing in mind that the property will have 6 bedrooms, parking may well be an issue.**

- (c) **Application No:** EPF/2128/18 **Officer:** Patrick Flanagan
Applicant Name: Mr Paul Cooper
Location: 1 Langridge Cottages Paynes Lane, Nazeing, Waltham Abbey, Essex, EN9 2EZ

Proposal: Barn/storage unit.

Resolved – unable to comment as it is unclear if the barn exists or a second barn is to be erected.

- (d) **Application No:** EPF/2156/18 **Officer:** James Rogers
Applicant Name: Mr Tony Marshall
Location: Greenleaves, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Amendment to previously approved and implemented scheme (EPF/2254/09) to create new access road and alter position of family pitches.

Resolved – no objection.

This is provided for information only, EFDC cannot accept comments on this application.

- (e) **Application No:** EPF/2099/18 **TRE Officer:** Robin Hellier
Applicant Name: Mr Tom Casey
Location: Little Dormers, Middle Street, Nazeing, Waltham Abbey, EN9 2LW

Proposal: Nazeing and South Roydon Conservation Area. T1 - Ash - fell to ground level. G1 - Row of Ash trees - to reduce to a height of approx 8ft.

Chairman’s initials _____

Resolved – no comment.

9. Public Path Orders at Nazeing, Footpaths 1 and 42

Essex County Council intend to make Public Path Orders at Nazeing. This is an informal consultation only and any comments are required by 03/09/18.

a) Part of Footpath 1 is to be extinguished as not needed for public use as it has not existed on the ground for many years. It is to be replaced under section 26 of the Highways Act, by a new path.

It was resolved no objection and that the Council is very supportive of the new path.

b) Footpath 42 which runs across a crop field and the garden of Upland Lodge, is proposed to be diverted to a new field edge path to the north offering extensive views from the new route.

It was resolved no objection and that the Council is very supportive of the new path.

10. Financial Matters:

a) It was resolved to authorise:

i) payments totalling £4,641.70.

ii) transfer of £4,500 between bank accounts.

The Financial Summary for August 2018 was approved and signed by the Chairman with no amendments. It was noted Cllrs Arnold & Carter will set up & approve direct credits this month. **Action Cllrs Arnold & Carter.**

b) It was resolved to accept the quote of £65 from the Council's groundsman to cut the thistles / weeds behind the hedges on the allotments.

c) There has been an ongoing issue with the street light at Keyzers Rd junction with Gt Meadow and it was agreed to replace it with an LED light at a cost of £349.00, due to the location and elderly residents in the area.

11. Former Total Site Redevelopment. CS

Cllr Shorter circulated an update on the redevelopment on 09/08/18. The brick work to the first lift is complete and the internal block work to the first lift is almost complete. Development is expected to be up to second lift level within the next month.

It was noted that some people on site are not wearing hard hats. It was agreed that Cllr Shorter be requested to liaise with Mr Mason on this issue.

12. EFDC Planning Committee Meetings. SC

Following review of previous meetings, as most South and East meetings appear to have five or more applications, it was resolved not to pursue requesting that public participation at District Council Area Planning Sub-Committee Meetings is increased from three to five minutes when there are five or less applications to be considered.

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

The Draft Homelessness Strategy document has been considered by Cllr Clarke and it is resolved that it is satisfactory and no further comments are required.

14. Communications:

The following communications were considered:

a) Licensing Act Consultation 2018. EFDC have asked for comments on draft licensing policy by 21/09/18. Cllr Joslin will review the policy and any comments to be forwarded to EFDC.

b) Would any Cllrs be interested in meeting with Roydon Parish Council to discuss the traffic survey and Essex County Council's signage ideas? Cllrs Carter, Clarke and Joslin are interested, Roydon PC to be advised.

For noting

c) Essex County Council advised of campaign 'Solar Together Essex'. Registration has closed.

15. Information Items and other items for next agenda:

None.

16. Date of next Planning Committee meeting. 13th September 2018.

Meeting closed 21:05pm.

Signed by the Chairman:

Date: