

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 13th September 2018 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

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, Clarke, Gross, Shorter. Not present: Cllr Skipper.

3. Public participation:

None.

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 23rd August 2018 were approved and signed by the Chairman of Planning with no amendments.

It was agreed to discuss item 12 Information Items, at this point, as it is relevant to the planning applications being considered. Minute recorded below.

12. Information Items:

a) Cllrs Billingham & Carter attended the Local Councils' Liaison Committee meeting on 10/09/2018. Cllr Billingham explained the changes that EFDC have introduced which affects the planning process at EFDC. The changes are in relation to delegated planning decisions and a very brief summary of the changes is that applications falling under certain criteria will be determined by officers unless they relate to a residential development of 10 or more dwellings, or a certain number of objections are received. In addition, if a Local Council objects to an application, they must indicate if they intend to attend the EFDC committee meeting when the application is considered.

Details from EFDC on Planning Officer Delegations changes will be circulated to Cllrs.

6. Enforcement Notices/Appeals:

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

b) The following planning appeal was considered:

Application No: EPF/0166/18 **Officer:** Graham Courtney **Applicant Name:** Mr J K O'Connor

Location: Woodside Barn, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY

Details of Appeal: Demolition of existing converted barn consisting of 3 no. dwellings and the erection of 2 detached dwellings and 4 semi-detached dwellings.

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations

After a discussion, it was resolved not to comment.

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

Chairman's initials _____

- (a) **Application No:** EPF/1925/18 **Officer:** Steve Andrews
Applicant Name: Mr Imran Ali
Location: School Knotts, Middle Street, Nazeing, Essex, EN9 2LQ

Proposal: Alterations to first floor side extension roof structure; installation of a balustrade to the first floor rear glazed doors and retention of ground floor front canopy extension with balustrade. ****AMENDED DESCRIPTION**** (Plans have not changed just description of development - for avoidance of doubt).

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.

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1942/18 **Officer:** Patrick Flanagan
Applicant Name: Mrs Gail Doyle
Location: Kifri, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Amendment to front wall of the property.

Resolved – no objection.

- (b) **Application No:** EPF/2194/18 **Officer:** Patrick Flanagan
Applicant Name: Mr Ricky Paddick
Location: The Hyde, Perry Hill, Nazeing, Waltham Abbey, EN9 2LL

Proposal: Single storey rear extension.

Resolved – no objection.

- (c) **Application No:** EPF/2272/18 **TPO Officer:** Robin Hellier
Applicant Name: Ms Sophie Macdonald
Location: Crown Hotel, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QT

Proposal: TPO/EPF/30/82 (Ref T3). T1 - Horse Chestnut - Crown reduce by 6-10m, back to previous cut points.

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

- (d) **Application No:** EPF/2074/18 **Officer:** Steve Andrews
Applicant Name: Mr Vincent Attle
Location: 33 Western Road, Nazeing, Waltham Abbey, EN9 2QH

Proposal: Single storey rear extension.

Resolved – no objection.

- (e) **Application No:** EPF/2202/18 **Officer:** James Rogers
Applicant Name: Mr Giuseppe Ricotta
Location: Tylers Cross Nursery, Logic Rentals, Epping Road, Nazeing, Waltham Abbey, EN9 2DH

Proposal: Stationing of eight (8) mobile homes within the site of Ricotta transport yard (within Tylers Cross).

Resolved – It is unclear if this site is within the parish of Nazeing. If it is, then the Council objects to the application on the following grounds:

- i) There is no supporting evidence as to the proposed purposes for these mobile homes, or that they are needed,
- ii) In 2014, a previous application for up to 9 mobile homes (EPF/0368/14) was refused and the Council believes that the circumstances have not changed.

In the event that the application goes to Committee, the Council reserves the right to attend the Committee meeting.

- (f) **Application No:** EPF/2227/18 **Officer:** James Rogers
Applicant Name: Mr J Colletti
Location: 'Tomworld', Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: Temporary stationing of caravans for occupation by horticultural workers for a period of three years and associated parking provision.

Resolved – object to the application as permission already granted (EPF/0232/17) for accommodation for horticultural workers (erection of 24 x 1 bedroom accommodation units).

In the event that the application goes to Committee, the Council reserves the right to attend the Committee meeting.

(g) **Application No:** EPF/2384/18 **Officer:** Caroline Brown
Applicant Name: Mrs M Yahyaoui
Location: 20 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

Proposal: Proposed two storey side and rear extension and existing garage to be demolished.

Resolved – no objection.

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

(h) **Application No:** EPF/2260/18 **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 5 'surface water disposal' and condition 6 'Construction Management Plan' on planning permission 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.

(i) **Application No:** EPF/2353/18 **DRC Officer:** Shannon Murphy
Applicant Name: Mr John Payne
Location: Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Application for Approval of Details Reserved by Conditions 7 & 8 (EPF/1956/17) - Condition 7- "Prior to the commencement of any works, surveys at the appropriate time of year should be undertaken with regards to bats, reptiles & great crested newts" & 8-" No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August". (Erection of 4no four bed houses and garages).

Resolved – no comment.

9. Oak Trees at Pound Close:

It was resolved to use Casey Tree Services for the tree work required at Pound Close play area, providing that the work can be scheduled within the next 2-3 weeks. Otherwise an alternative company to be approached.

10. Former Total Site Redevelopment. CS

Cllr Shorter circulated an update on the redevelopment on 13/09/18. The brick work to the second lift is 60% complete and the internal block work to the first lift is complete. Development is still on schedule and expected to be up to second lift level within the next week. Following the query regarding hard hats, Cllr Shorter advised that all site operatives are wearing full PPE and the site is now a hard hat site.

11. Communications:

The following communications were considered:

a) EALC have sent information on their AGM and the ECC & EALC Conference on 20/09/2018 at Dunmow. No Cllrs present can attend. Cllrs to advise the Clerk by 14/09/18 if they wish to attend either event. **Action: Cllrs Arnold, Clarke, Gross, Shorter, Skipper.**

b) RCCE have sent information on their Village Halls & Community Buildings Conference on 13/10/2018 at Peldon. Cllrs Billingham & Carter will attend. Cllrs to advise the Clerk by 01/10/18 if they wish to attend. **Action: Cllrs Arnold, Clarke, Gross, Shorter, Skipper.**

c) Email from resident regarding the lack of replacement of the bollards on Pecks Hill to prevent lorries driving on the footway. Concern was raised that if the bollards are replaced in this location, it would create a Health and Safety issue as pedestrians would have to walk on the highway, to avoid the bollards and a hedge which has encroached the footway significantly. It was resolved to ask the resident to speak to their neighbour to cut the hedge and then the Council can re-consider the request.

d) Cllr Joslin has received an email from resident concerning planning permission granted by EFDC on location 25 Shooters Drive. Cllr Joslin explained the details and advised that he will respond to the resident, advising them to contact EFDC directly as it is a District Council matter. **Action: Cllr Joslin**

12. Items for next agenda:

b) Cllr Carter advised Councillors that there are a number of high profile items on the next agenda and she would like to encourage good attendance. Public attendance is expected to be significant.

13. Date of next Planning Committee meeting. 11th October 2018.

14. Exclusion of public and press.

Last month, the Clerk's salary was not paid in a timely manner. It was resolved that Cllr Carter will set up a standing order with a set amount and the remaining payment would be made by direct credit. It was resolved to include Cllr Billingham on the banking mandate.

Meeting closed 21:53pm.

Signed by the Chairman:

Date: