

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 8th November 2018 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

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

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Arnold, McCarthy. 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 Shorter pecuniary interest in item 6a.

Cllr Billingham pecuniary interest in item 6a.

5. Approval and signing of minutes:

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

6. Enforcement Notices/Appeals:

a) The following planning appeal has been received:

Application No: EPF/3500/17 **Officer:** Graham Courtney

Applicant Name: Haycross Ltd & Hog Construction Ltd

Site Address: Stoneshot Farm, Hoe Lane, Nazeing, Essex, EN9 2RW

Details of Appeal: Demolition of existing industrial buildings, vacant stabling & 5 bedroom residential apartment and construction of 18 no. semi-detached family houses and 18 no. 'affordable houses' with associated off-street parking, private gardens and landscaping.

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations

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

It was resolved to oppose the appeal for the same reasons as stated in relation to the planning application, which are listed below, and in addition, to provide the specific legislation / policy information.

- i) It is over development on the site,**
- ii) The site is unsustainable,**
- iii) The proposed development would result in a substantial increase in traffic along Hoe Lane,**
- iv) The site is not on the EFDC Submission Version of the Local Plan.**

b) No enforcement notices received since the last meeting.

7. Planning Applications: The following applications were considered:

(a) Application No: EPF/2075/18 **Officer:** Steve Andrews

Applicant Name: Mr Anthony Marshall

Location: Greenleaves, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Chairman's initials _____

Proposal: Demolition of the existing bungalow and the erection of a replacement one and a half storey dwelling.

It was noted that a letter of objection has been received from a resident.

Following discussion, Cllr Frydrych proposed no objection to the application. Five Cllrs voted in favour of the proposal of no objection, one Cllr voted against the proposal (Cllr Billingham) and one Cllr abstained.

Resolved – no objection.

(b) **Application No:** EPF/2681/18 **CLD Officer:** Alastair Prince
Applicant Name: Mr Malcolm Travers
Location: Denver Lodge Farmhouse, Waltham Road, Nazeing, Waltham Abbey, EN9 2EB

Proposal: Certificate of Lawful Development for existing use of dwelling house without compliance of agricultural tie in excess of ten years.

Resolved – provided that the applicant supplies evidence that the occupation of the dwelling has not been limited to a person solely or mainly working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants, then the Council would have no objection.

(c) **Application No:** EPF/2705/18 **Officer:** Steve Andrews
Applicant Name: Mr Ian Moore
Location: 147 Old Nazeing Road, Nazeing, Waltham Abbey, Broxbourne, EN10 6QU

Proposal: Single storey rear extension, front dormer & new pitched roof to existing porch.

Resolved - no objection.

(d) **Application No:** EPF/2629/18 **PN Officer:** Steve Andrews
Applicant Name: Mr A Chiazza
Location: Packing shed, Coronation Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

Proposal: Prior approval application for proposed change of use of Agricultural Building to a dwelling house (C3).

It was noted that a letter of objection has been received from a resident.

Resolved – It is noted that the Council may be precluded from objecting to the application as it is a prior approval application. If permission is granted, the Council suggests that it be subject to the following conditions:

- i) **The dwelling house is only used for agricultural workers employed at Coronation nursery**
- ii) **The caravans are removed from the site.**

(e) **Application No:** EPF/2739/18 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr John Payne
Location: Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Application for Removal of Condition 2 for EPF/1956/17. Condition 2 - Plan Numbers (Erection of 4 no. four bed houses and garages). To revise position of dwellings slightly.

The applicant's representative explained the reason for the revision to the position of the dwellings, which was to enable the neighbouring property to have a garden.

Resolved – no objection.

(f) **Application No:** EPF/2768/18 **Officer:** Alastair Prince
Applicant Name: Mr Lee Kerswell
Location: 2 Tovey Close, Nazeing, Waltham Abbey, EN9 2LY

Proposal: Two storey side & rear extension.

Following a brief discussion, it was proposed no objection to the application. Five Cllrs voted in favour of the proposal of no objection, one Cllr voted against the proposal and one Cllr abstained.

Resolved – no objection.

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8. Social Media. KC

Having attended the Social Media course, Cllr Carter explained the purpose of a Facebook page, which would be to post Council information for the residents of Nazeing. The aim being that the Council would have their own Facebook page instead of using the Nazeing Information and Sharing Facebook page. It can be set up so that the public would not be able to comment. Photos of events can be posted. Basic surveys could be conducted. After discussion, the public should be able to comment, providing inappropriate comments were removed. A social media policy is also required.

It was resolved to introduce a Nazeing Parish Council Facebook page, initially for Cllr members only and the administrators would be Cllrs Carter, Billingham and Clarke and the Clerk.

It was agreed the Facebook page and social media policy would be created and drafted by Cllrs Carter, Billingham and Clarke. **Action Cllrs Carter, Billingham and Clarke.**

It was agreed that the Facebook page and social media policy would be reviewed at the next Full Council meeting.

9. Former Total Site Redevelopment. CS

Cllr Shorter circulated an update on the redevelopment on 07/11/18. Top floor roof joists are now all completed with trimmer for stairs and are part boarded, for all 6 units. Building inspector has visited and has signed off. The shell, core and the roof trusses are all completed. Unfortunately, the site has been broken into and items have been stolen.

Cllr Shorter discussed the topping out party and it was agreed that it would be preferable to be able to view the houses internally and also once the scaffolding had been removed. Date to be advised.

Cllr Shorter asked that his update reports are forwarded to the District Cllrs.

10. Community Christmas Tree. SC

Cllr Clarke advised that she has been in contact with Revd Helen Gheorghiu Gould, who is hoping to obtain a Christmas tree. Cllr Frydrych also advised that he may be able to provide a tree. Site is potentially at St Giles car park, although some ground clearance would be required. No objection was made to use the Councils groundsman to assist if necessary. Concerns were raised over the potential theft of the tree and items on it. Several alternative site suggestions were made. Cllr Clarke will continue discussions with Revd Helen Gheorghiu Gould.

11. Communications:

The following communications were considered:

a) Letter from owner of Stoneshot Farm (Haycross Limited) regarding information on planning applications and status of the site. It was noted that this letter has been sent to residents of Hoe Lane, all the Cllrs and the Clerk.

Cllr Clarke spoke about the letter and stated that she believes the Council should on this occasion, respond to the letter which was exceptional in its wording. Cllr Clarke stated that it was the role of the Council to represent and be accountable to

Chairman's initials _____

residents. If trust has been built between the Council and the community, then it is more likely that the community will respect planning decisions made by the Council. Consequently, Cllr Clarke had produced a suggested draft response for the Council's consideration.

It was the view of Cllr Shorter that the Council should not reply. Following discussion, several Cllrs expressed agreement with Cllr Shorter.

In particular, Cllr Frydrych was concerned that if the Council were to reply to this letter than potentially the Council could have many letters of this type to respond to.

Some Cllrs considered that a suitable response should be sent.

A resident explained her concern with receiving the letter and how she felt threatened having received it.

Cllr Joslin proposed that the Council does not respond to Haycross Limited. It should be minuted that the letter and whether to respond to it, was discussed at length and that the Council finds that it could be construed as intimidating. Cllr Frydrych seconded the proposal.

Cllr Clarke then put forward an alternative proposal that the Council responds to the letter, by sending her latest drafted response to the Monitoring Officer and the Planning department at EFDC. Also that her response should be included in the minutes. Cllr Billingham seconded the proposal.

A vote was taken on the alternative proposal. Two Cllrs (Cllrs Billingham & Clarke) voted in favour of the proposal and five Cllrs voted against the proposal.

A vote was then taken on the original proposal. Five Cllrs voted in favour of the proposal and two Cllrs (Cllrs Billingham & Clarke) voted against the proposal.

It was resolved that the Council was in favour of the original proposal.

The Clerk advised that she normally replies to letters / emails received and confirmed that she would respond as agreed at the meeting.

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

b) Letter from resident requesting help regarding Japanese Knotweed on land on Old Nazeing Road. It was resolved that the Council would help and write to organisations as required.

c) Cllr Clarke advised that the Health and Well-being event was held at St Giles hall today (08/11/18), it was well attended, many stalls were available, with a lot of useful information. It was agreed to write a letter to request that the event is held again in Nazeing next year.

12. Information Items and other items for next agenda:

Information Items:

a) Cllr Billingham has circulated a spreadsheet with planning applications and the decisions of Nazeing and Epping Forest Councils. Her work on behalf of the Council

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was very much appreciated and is useful. She was requested to continue to produce the information.

Items for next agenda:

- b)** Community speed watch on the next Full Council meeting agenda.
- c)** Funding a police officer on the next Full Council meeting agenda.

13. Date of next Planning Committee meeting. 13th December 2018.

Meeting closed 9:45pm.

Signed by the Chairman:

Date: