

## NAZEING PARISH COUNCIL

**Minutes of the meeting of the Planning Committee held on Thursday 13th December 2018 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

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

**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 Carter, Frydrych. Not present: Cllrs Arnold, McCarthy.

### **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 7f.

Cllr Billingham pecuniary interest in item 7g.

Cllr Joslin non pecuniary interest in item 7e.

### **5. Approval and signing of minutes:**

The minutes of the meeting of the Planning Committee held on 8th November 2018 were approved and signed by the Chairman of Planning with no amendments.

### **6. Enforcement Notices/Appeals:**

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

**b)** Enforcement Cases Closed (15/10/18 to 23/11/18):

Reference	Address	Breach	Result
ENF/0547/17	Virosa Residence, Hoe Lane, Nazeing, Waltham Abbey, Essex EN9 2RN	Breach of agricultural condition on EPF/0691/83.	2
ENF/0380/18	Land at Common View, North of Nazeing Common, Belchers Lane, Nazeing, Waltham Abbey, Essex	EPF/1956/16 not as plans working outside red line area.	2

Result: 2 - No Breach of Planning Control revealed

### **7. Planning Applications:** The following applications were considered:

- (a)** **Application No:** EPF/3006/18 **TPO Officer:** Robin Hellier  
**Applicant Name:** C & R Contracts Ltd  
**Location:** Crown Hotel, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QT

**Proposal:** TPO/EPF/30/82 T2 1 x Horse Chestnut - Crown Raise to 5.2m.

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

- (b)** **Application No:** EPF/3045/18 **ADV Officer:** Alastair Prince  
**Applicant Name:** Mitchells and Butlers  
**Location:** Crown Hotel, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QT

**Proposal:** Proposed new signage.

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**Resolved – no objection.**

- (c) **Application No:** EPF/2895/18 **CLD Officer:** Caroline Brown  
**Applicant Name:** Mr Ozcan Hassan  
**Location:** 6 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion.

**Resolved – subject to the application being a permitted development, the Council would have no objection.**

- (d) **Application No:** EPF/2473/18 **Officer:** Caroline Brown  
**Applicant Name:** Mr P Di Maria  
**Location:** No.3 Nursery, Hoe Lane, Nazeing, EN9 2RJ

**Proposal:** Change of use of part of the nursery site to a site for storage & distribution, including the partial demolition of existing glasshouses. (Revised application to EPF/0986/18).

**Resolved – object to the application on the grounds that:**

- i) **The development is inappropriate in the Green Belt and contrary to policies GB2A and GB8A.**
- ii) **Access to the site is unsatisfactory and traffic generation would have a significant detrimental impact on the character of the countryside.**
- iii) **The land is not an area designated in the Local Plan for economic development for storage and distribution units.**
- iv) **The land is situated in the E13 area and the application is in contradiction of policy E13C (Prevention of dereliction of new glasshouse sites)**
- v) **It is evident that the increase in the number of parking spaces would result in an increase in traffic movements.**

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

- (e) **Application No:** EPF/3117/18 **Officer:** Caroline Brown  
**Applicant Name:** Mr J Buchan  
**Location:** Rookwood, Back Lane, Nazeing, Waltham Abbey, EN9 2DD

**Proposal:** Proposed Essex Barn to create indoor swimming pool with glazed link to the main building and infill of courtyard.

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

**Resolved – no objection.**

- (f) **Application No:** EPF/2662/18 **Officer:** Ian Ansell  
**Applicant Name:** Mr C Shorter  
**Location:** Ridge House, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

**Proposal:** Demolition of existing two storey detached dwelling, erection of four new detached houses and creation of paddock.

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

Cllr Joslin read a letter relating to the application, which appears to explain how the applicant has addressed the concerns raised by EFDC and also includes an explanation of the changes from the previous application.

It was proposed to have no objection to the application. Four Cllrs voted in favour of the proposal of no objection and it was noted that one Cllr abstained.

**Resolved – no objection.**

- (g) **Application No:** EPF/2810/18 **Officer:** Marie-Claire Tovey  
**Applicant Name:** Mr Wood  
**Location:** Land at St Leonards Business Park, Laundry Lane, Nazeing, EN9 2HG

**Proposal:** Two attached industrial units for B1 use.

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

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Cllr Joslin commented that the intention was that the trees were a natural screen for the industrial units. However, these trees have since been felled, which is regrettable. There was also some discussion on insufficient parking being available on the site.

It was proposed to object to the application for the reasons mentioned (screening and insufficient parking). Four Cllrs voted in favour of the proposal of objection and it was noted that one Cllr abstained.

**Resolved – object to the application as**

- i) **It is contrary to the original proposal, as the intention was that the trees would be a natural screening for the industrial units**
- ii) **There is insufficient parking available on the site.**

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

- (h) **Application No:** EPF/3160/18 **Officer:** Corey Isolda  
**Applicant Name:** Mr & Mrs Sutton  
**Location:** Land to the North of Nazeing Common, Nazeing Common, Nazeing, WALTHAM ABBEY, EN9 2SE

**Proposal:** Erection of a pair of cottages with garages. (Parking & turning on land previously approved for 1no. dwelling 'East House' under EPF/1956/16).

**Resolved – no objection provided that the District Council is satisfied that the cumulative total of the floor areas of the development and the previous development does not exceed 1000 sqm and that accordingly no provision for affordable housing is required.**

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

- (i) **Application No:** EPF/2041/18 **DRC Officer:** Jill Shingler  
**Applicant Name:** Mr & Mrs Marsetic  
**Location:** Burleigh Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for approval of details reserved by condition 4 'contaminated land phase 1' on planning application EPF/2271/16 (Demolition of existing commercial buildings and erection of 6 no. four bedroom detached dwellings).

**Resolved – no comment.**

- (j) **Application No:** EPF/2311/18 **DRC Officer:** Stephan Solon  
**Applicant Name:** Mr R Bray  
**Location:** Bentons, Middle Street, Nazeing, Waltham Abbey, EN9 2LN

**Proposal:** Application for Approval of Details reserved by Condition 6 - 'Phase 2 Site Investigation' of EPF/0292/17. (Proposed erection of 4no. detached four bedroom dwellings).

**Resolved – no comment.**

## **8. Proposed new access and bridge, Hoddesdon:**

The planning application for the proposed new access and bridge between the A1170 Dinant Roundabout and Essex Road was considered and it was resolved that the Council has no comment.

## **9. Former Total Site Redevelopment.**

**a)** Cllr Shorter circulated an update on the redevelopment on 12/12/18. The roofs are now all structurally complete with tiling is 80% complete. The external block work walls are now insulated and the cement board cladding is being installed 60% complete. Internal work is progressing and windows are being installed. Site security remains a serious issue.

**b)** The developer has requested a contribution towards the cost of providing security on the site. This was discussed. The Council appreciates and understands the situation but under the terms of the Development Agreement there is no legal obligation to contribute. It was proposed that the Council does not contribute

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towards the cost of providing security on the site. All Cllrs voted in favour of the proposal and it was resolved accordingly.

**10. Community Christmas Tree. SC**

Essex County Council own the land at the Parade and a licence is required, so unfortunately it is not possible to have the tree on the footway near the shops. A tree has been ordered and Cllr Frydrych has offered to purchase it. This was appreciated by the Council. Venue for the Nazeing Primary School choir will now possibly be in St Giles car park and waiting for confirmation from Revd. Helen Gheorghiu Gould. Decorations from the school have been put up on the fence by the shops at the Parade.

**11. Communications:**

None.

**12. Information Items and other items for next agenda:**

None.

**13. Date of Planning Committee meetings in 2019.** A list of proposed dates for these meetings was circulated. It was agreed to accept the dates, with the caveat that those in August may need to change depending on holiday commitments.

**14. Date of next Planning Committee meeting.** 10th January 2019.

Meeting closed 8:46pm.

**Signed by the Chairman:** .....

**Date:** .....