

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th February 2019 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 2 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Arnold, Billingham, McCarthy, Skipper.

3. Public participation:

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

4. Declarations of Interest:

Cllr Shorter non pecuniary interest in item 7c.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 10th January 2019 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

It was noted that no Enforcement Notices/Appeals have been received since the last meeting.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2939/18 **Officer:** Steve Andrews
Applicant Name: Abbey Contracts
Location: Abbey Contracts, Bumbles Green, Nazeing, Waltham Abbey, Essex, EN9 2SD

Proposal: Extension of existing workshop building and erection of a new workshop (renewal of EPF/2416/14).

Resolved – no objection.

- (b) **Application No:** EPF/0179/19 **Officer:** Caroline Brown
Applicant Name: Mr R Martinez
Location: 131 Old Nazeing Road, Broxbourne, EN10 6RF

Proposal: Erection of a single storey rear extension & first floor rear extension. Partial conversion of existing garage & demolition of existing rear chimney to facilitate hip to gable loft conversion, including erection of x2 no. rear facing dormers & insertion of x2 no. front facing roof lights.

Resolved – no objection and subject to obscure windows being installed as necessary.

- (c) **Application No:** EPF/0247/19 **CLD Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Graham Wright
Location: Paddock View, Hoe Lane, Nazeing, EN9 2RW

Proposal: Certificate of lawful development for existing use as detached dwelling house.

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

Chairman's initials _____

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 Cllr Frydrych abstained.

Resolved – the Council would have no objection provided the applicant produces evidence of residential occupation in support of the application.

(d) **Application No:** EPF/2866/18 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Tommy Breker
Location: Rose Farm, Hamlet Hill, Roydon, Harlow, Essex, CM19 5JU

Proposal: Retention and permanent permission for mobile home (temporary permission previously approved under EPF/1345/15).

Although the application relates to a property in the Parish of Roydon, it would evidently have an impact on Nazeing and it was therefore considered by the Council.

It was proposed to object to the application. Five Cllrs voted in favour of the proposal of no objection and it was noted that Cllr Frydrych abstained.

Resolved – object to the application for the following reasons:

- i) It appears that that this building is in reality no longer a mobile home.
- ii) Permission was granted on a temporary basis only.
- iii) No reasons have been submitted by the applicant as to why permanent permission is now required for the mobile home.
- iv) It is inappropriate development in the Green Belt (Policy GB2A Development in the Green Belt) and there are no special circumstances (Policy H10A Gypsy Caravan Sites).
- v) In the Submission Version of the Local Plan, Policy SP 2 sets out the District Council's approach to traveller sites within the district. There are no allocations for further Traveller Accommodation in Roydon (page 154 paragraph 5.128).
- vi) It would be contrary to Government guidelines in relation to concentration of Traveller sites. The Parish of Nazeing already has a high concentration of Traveller sites and possibly more than any other Parish in Epping Forest. Roydon is the neighbouring Parish to Nazeing, which also has a high concentration of Traveller sites. The EFDC document Public Register of Licensed Gypsy sites dated May 2017 states the following information:
Total number of sites in the District is 26:-
Number in Nazeing is 10
Number in Roydon is 9 and
Number in rest of the District is 7.
Total number of pitches in the District is 105:-
Number in Nazeing is 65
Number in Roydon is 33 and
Number in rest of the District is 7.

In the event that the application goes to Committee, the Council reserves the right to attend the Committee meeting. This will be in consultation with Roydon Parish Council.

This is provided for information only, EFDC do not normally accept comments on this application.

(e) **Application No:** EPF/0146/19 **DRC Officer:** Stephan Solon
Applicant Name: Mr Perry Gamby
Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Application for Approval of Details Reserved by Conditions 17 & 21 for EPF/1769/18 & EPF/0570/15. Condition 17:-"Land Contamination Remediation Works", 21:-"proposed contamination remediation works". (Demolition of existing garden centre/commercial buildings & erection of x 26 no. dwellings with associated parking and landscaping).

Resolved – no comment.

8. Representation at District Meeting:

The Council would like to see the Planning Officers report before a decision is made regarding speaking at the Area Planning Sub-Committee West meeting on planning application EPF/2473/18, location: No.3 Nursery, Hoe Lane, Nazeing, EN9 2RJ.

9. Former Total Site Redevelopment. CS

a) The topping out party. The practical completion date is looking like April, so a proposed date of 16/03/19 was suggested for the topping out party. This date needs to be agreed with the Developer.

10. Communications:

The following communications were considered:

a) Senior Safety Day Event at St Giles on 28/03/19 from 10am to 2.30pm. The Council can have a stand at the event. A number of Cllrs have agreed to represent the Council at the event, Cllrs Billingham, Carter & Smith and possibly Cllrs Frydrych & Joslin.

b) Reply received from EFDC regarding the Council’s concerns of the felled trees at Palmers Grove, Hoe Lane. The Council would like an acknowledgement sent to EFDC and to thank them for their help in this matter.

For noting:

c) Local Bus consultation by Essex County Council will run until 22/03/2019. Details available www.essex.gov.uk/local-bus-consultation and on website.

11. Information Items and other items for next agenda:

a) Information Item: Decision from the Secretary of State on Incinerator at Ratty’s Lane Hoddesdon issued by 07/05/2019.

12. Date of next Planning Committee meeting. 14th March 2019.

Meeting closed 9:07pm.

Signed by the Chairman:

Date: