

NAZEING PARISH COUNCIL

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

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

Also present: Lorraine Ellis (Clerk), 12 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllr McCarthy.

3. Public participation:

The applicant wished to speak on item 7f.

The applicant wished to speak on item 7h.

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

4. Declarations of Interest:

Cllr Frydrych non pecuniary interest in items 7g and 7h.

Cllr Shorter non pecuniary interest in items 7d and 7g.

Cllr Billingham non pecuniary interest in item 8.

Cllr Joslin non pecuniary interest in item 7h.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 14th February 2019 were approved and signed by the Chairman of Planning with no amendments.

6. South Nazeing Concept Framework Area

Mr Kevin Ellerbeck, the Agent/Promoter for the owners of parts of the land in the area, presented proposals for the development of the land and then responded to questions raised by a number of councillors which were put to him by Cllr Joslin on their behalf.

Mr Ellerbeck commenced by providing an overview of the sites in the EFDC Submission Version of the Local Plan and advised that planning applications will be submitted in respect of the sites respectively referred to as NAZE R1, NAZE R3 and NAZE R4. There will also be legal agreements in place relating to the brook and access to St Leonards Road. NAZE R1 is owned by Mr Ellerbeck's clients (the Abella family) and is Phase 1 of their proposed development.

Mr Ellerbeck then proceeded to deal with Phase 11 of his clients' proposed development. The proposal is for 100% affordable/starter homes which it is intended would be for residents of Nazeing. Included within Phase 11 is a Community Hall which will be provided to the Parish free of charge and which would be built in accordance with the requirements of the Parish. The Hall and the freehold land on which it stands would be transferred to the Parish. Mr Ellerbeck explained that this site is not in the Local plan but is presented as a "Rural exception site" and thus could be considered to fall within "very special circumstances".

Cllr Joslin advised that since no planning application was before the Council no vote would be taken.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0353/19 **Officer:** Caroline Brown
Applicant Name: Mr N Dookhit
Location: Little End, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Demolish garage and workshop, replace garage, workshop with Gym, with hip roof to the boundary side with a raised ridge height.

Resolved – no objection.

- (b) **Application No:** EPF/3399/18 **Officer:** Sukhdeep Jhooti
Applicant Name: Mr Stephen Downes
Location: 38 Highland Road, Nazeing, Waltham Abbey, EN9 2PT

Proposal: Conversion and extension of existing dwelling to 2no. semi-detached houses.

Resolved – no objection.

- (c) **Application No:** EPF/0436/19 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Graham
Location: Lodge Farm, Nazeing Common, Nazeing, Waltham Abbey, EN9 2DE

Proposal: Application for variation of conditions on EPF/1205/17 condition 2 'plan numbers', 20 and 22 hours of use and 21 allow to operate corporate events. Removal of condition 23 'wheel washing' (change of use of agricultural buildings to wedding venue facilities).

Cllr Joslin explained the details of the change in the conditions. It was also noted that no complaints on this venue had been received from residents.

Resolved – no objection.

- (d) **Application No:** EPF/0405/19 **LBA Officer:** Caroline Brown
Applicant Name: Mr Giuseppe La Rosa
Location: Ravens, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Grade II Listed Building Consent for replacement of existing bay window to 1980's extension & provision of extended first floor within.

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

Resolved – no objection in principle, however, the Council defers to the District Council.

- (e) **Application No:** EPF/0019/19 **Officer:** Caroline Brown
Applicant Name: Mr & Mrs Marc Eastlake
Location: Old School House, Nazeing Common, Nazeing, Waltham Abbey, EN9 2SD

Proposal: Addition of a 2 storey extension with general refurbishment works.

Resolved – no objection provided that if permission is granted it be subject to the following condition:

- i) **The 2 storey extension is constructed with materials in keeping with the current dwelling.**

- (f) **Application No:** EPF/0196/19 **Officer:** Corey Isolda
Applicant Name: Mr Kevin Ellerbeck
Location: Aver House, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Demolition of a commercial building and replacement with a single dwelling.

The applicant gave some history about the previous Broxlea Nursery application, the layout amendments and this new application. This was followed by some discussion about the application and the previous application for Aver House, which was for a one bed dwelling.

Chairman's initials _____

Cllr Frydrych proposed no objection, Cllr Shorter seconded the proposal. Seven Cllrs voted in favour of the proposal of no objection and it was noted that two Cllrs voted against the proposal.

Resolved – no objection.

(g) **Application No:** EPF/0287/19 **Officer:** Corey Isolda
Applicant Name: Mr Mark Shaw
Location: Roysin Lodge, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Proposed development of x2 no. detached houses within the garden of the existing property (Revised application to EPF/1459/18).

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

Resolved – no objection.

(h) **Application No:** EPF/0510/19 **Officer:** Sukhvinder Dhadwar
Applicant Name: R & V Bray
Location: Land at Bentons Farm, Middle Street, Bumbles Green, Nazeing, EN9 2LN

Proposal: Proposed extension to four residential dwellings on an adjoining site. Infill comprising of x2 no. four bedroom residential dwellings.

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

The applicant advised that for this planning application, EFDC had consulted on 26 neighbours of whom only 3 are direct neighbours, whereas for application EPF/0019/19 which was considered earlier, EFDC had consulted on 5 neighbours. The applicant advised that he believes this application is infill and responses so far from consultees are favourable. The applicant also explained that UK Power Networks will be installing a new power sub-station and cables would be moved to underground, which should reduce the number of power cuts experienced in Bumbles Green.

Resolved – no objection.

(i) **Application No:** EPF/0526/19 **Officer:** Corey Isolda
Applicant Name: Mr Dave Prime
Location: 43 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Proposed single storey rear extension.

Resolved – no objection.

(j) **Application No:** EPF/3188/18 **Officer:** Alastair Prince
Applicant Name: Mitchells & Butlers Ltd
Location: Crown Hotel, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QT

Proposal: Erection of external bar and replacement fencing.

Resolved – no objection.

(k) **Application No:** EPF/3314/18 **Officer:** Alastair Prince
Applicant Name: Ms K Roberts
Location: 44 Western Road, Nazeing, Waltham Abbey, EN9 2QJ

Proposal: Demolition of existing conservatory and a proposed single storey extension.

Resolved – no objection.

(l) **Application No:** EPF/0529/19 **TRE Officer:** Robin Hellier
Applicant Name: Highbury Properties Ltd
Location: 38 Highland Road, Nazeing, Waltham Abbey, EN9 2PT

Proposal: TPO/EPF/22/83 (Ref: T4), T1: Lime - Crown reduce by up to 3m & Crown thin by 20%.

Chairman's initials _____

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

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

(m) **Application No:** EPF/0354/19 **CLD Officer:** Caroline Brown
Applicant Name: Mr N Dookhit
Location: Little End, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for a Lawful Development Certificate for a proposed outbuilding.

Resolved – no comment.

(n) **Application No:** EPF/0407/19 **CLD Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Giuseppe La Rosa
Location: Ravens, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Application for a Lawful Development Certificate for a proposed siting of a caravan.

Resolved – no comment.

(o) **Application No:** EPF/0446/19 **DRC Officer:** Steve Andrews
Applicant Name: Mr Tony Faranda
Location: Leabank Nursery, Sedge Green, Roydon, Harlow, CM19 5JS

Proposal: Application for Approval of Details Reserved by Conditions 4 :-"foul and surface water disposal" & 5:-"A flood risk assessment/ management & maintenance plan" for EPF/0512/16. (Demolition of existing building & extension of existing packing shed over existing cold store).

Resolved – no comment.

(p) **Application No:** EPF/0478/19 **DRC Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Graham
Location: Lodge Farm, Nazeing Common, Nazeing, Waltham Abbey, EN9 2DE

Proposal: Application for Approval of Details Reserved by Conditions part 12 `Phase 1 Land Contamination investigation', (Change of use of agricultural buildings to wedding venue facilities).

Resolved – no comment.

(q) **Application No:** EPF/0435/19 **DRC Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Graham
Location: Lodge Farm, Nazeing Common, Nazeing, Waltham Abbey, EN9 2DE

Proposal: Application for Approval of Details Reserved by Conditions 3,4, 5, part 7, 8, 10, part 12, 19 & 26 for EPF/1205/17..Condition 3:-"foul and surface water disposal", 4:-"samples of the types and colours of the external finishes", 5:-"hard and soft landscape works (including tree planting)", 7:-"details of proposed new windows doors and new external extraction and ventilation equipment by section and elevation", 8:-" details of the treatment of all boundaries including drawings of any bin stores, gates, fences, walls, 10:- "biodiversity enhancement scheme, 19:- "storage of refuse, 26-"building modified to provide sound insulation against internally generated noise ". (Change of use of agricultural buildings to wedding venue facilities).

Resolved – no comment.

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

Application No: EPF/3376/18 **Officer:** Marie-Claire Tovey
Applicant Name: Mr William H Wood
Location: St Leonards Farm, St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HG

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

Proposal: Continued use, occupation and conversion of existing garage building for use as a single dwelling house with private garden area and parking. ***REVISED PLANS AND DESCRIPTION***

Chairman’s initials _____

Resolved – In the original planning application for the site, the “existing garage building” was a welfare / toilet block. Concern was raised that if this building was converted, this welfare facility would no longer be available for workers. In addition, as the Council has seen no evidence of residential occupation, it cannot comment.

9. Representation at District Meeting:

It was resolved that the Council will speak at the Area Planning Sub-Committee West meeting on planning application EPF/2473/18, location: No.3 Nursery, Hoe Lane, Nazeing, EN9 2RJ. Cllr Clarke will represent the Council, subject to the date of the Area Planning Sub-Committee West meeting. **Action Cllr Clarke.**

10. Enforcement Notices/Appeals:

It was noted that no Enforcement Notices have been received since the last meeting. The following planning appeals were considered.

- (a) **Application No:** EPF/2505/18 **Officer:** Caroline Brown
Applicant Name: Mr Kevin Ellerbeck
Location: Nazeing Service Station, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU
Proposal: Application for Removal of condition 4 'Removal of permitted development rights and 5 'No conversion of roof space to living space' of EPF/2698/16 (Demolition of the existing service station and construction of 6 x 2 Bedroom Houses with amenity space, off-street parking and landscaping. Alternative design to approved scheme EPF/0303/13 with higher roof heights).
Reason for Appeal: Against a Refusal **Appeal Type:** Written representation and site visit

The applicant explained the reasons for the application and why the applicant has appealed against EFDC's decision.

Resolved – Whilst the application was submitted by the developers, the Council is the owner of the land and accordingly has a pecuniary interest, and therefore makes no comment.

- (b) **Application No:** EPF/1831/18 **Officer:** James Rogers
Applicant Name: P & L Properties
Location: Leaside Nursery now Leaside, Sedge Green, Nazeing, WALTHAM ABBEY, EN9 2PA
Details of Appeal: Variation of condition 3 on planning permission EPF/2319/14 (Demolition of existing nursery/commercial buildings and erection of 17 no. B1/B2/B8 commercial units with ancillary parking) to enable access by vehicles up to 18 tonnes in weight.
Reason for Appeal: Against a Refusal **Appeal Type:** Written representation

Resolved - This Council objected to the application and accordingly the Council does not support the Appeal. There is no creditable evidence that they have tried to rent the commercial units. There was concern that large HGVs would have difficulties accessing the site and this would cause serious traffic congestion. Further, a recent traffic survey conducted for both Nazeing and Roydon Councils, highlighted that there are almost a 1000 HGVs using this road in a week. Cllr Clarke to provide additional information to submit with the response to the Planning Inspectorate.

11. Former Total Site Redevelopment. CS

a) Cllr Shorter circulated an update on the redevelopment on 14/03/19. All windows & doors now installed and 100% complete and the units are secure. All scaffolding has been removed from site. Electrical & mechanical work and plastering is continuing inside the units. Four of the units outside garden area is almost complete.

b) No date agreed for the topping out party but it is expected to be in April.

c) Cllr Shorter had advised of another burglary at the site last month. Currently Cllr Shorter is the only local contact to attend site, if the alarm is triggered. Other Cllrs appeared agreeable to being a contact. Cllrs to advise Cllr Shorter directly if they are agreeable in becoming a contact, should the alarm trigger at the site. **Action All Cllrs / Cllr Shorter.**

12. Amenity Matter.

It was resolved to replace the street light outside 83 Highland Road at a cost of £349, as the light is irreparable.

13. Publication of the Proposed Submission Minerals Local Plan & Omission Sites Consultation.

Hertfordshire County Council is reviewing the existing Minerals Local Plan. The Plan, response forms and supporting documents are available to view online (www.hertfordshire.gov.uk/PSMLP). Consultation closes on 22/03/19. It was resolved that the Council has no comment.

14. Communications:

No relevant communications received since the last meeting.

15. Information Items and other items for next agenda:

None.

16. Date of next Planning Committee meeting. 11th April 2019.

Meeting closed 10:10pm.

Signed by the Chairman:

Date: