

## NAZEING PARISH COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 8th September 2016 at 8pm at the Leisure Centre, Bumbles Green, Nazeing.

**Members present:** Cllrs Joslin (Chairman), Arnold, Carter, DiMaria, Evans Frydrych, Shorter.

**Also present:** Lorraine Ellis (Clerk), 13 members of the Public.

*These minutes are subject to ratification at the next meeting.*

#### 1. Apologies for absence:

Cllrs Casey, Skipper and Gross.

#### 2. Public participation:

Sarah Roberts to speak on item 6e.

A resident asked about the hoarding at the Total Site and if the site was sold.

Cllr Joslin proposed that this would be included under item 12.

#### 3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.

Cllr Frydrych non pecuniary interest in planning application 6j.

#### 4. Approval and signing of minutes:

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

#### 5. Enforcement Notices/Appeals:

The following Enforcement Notices were noted. Enforcement Cases Closed:

0122/16	Nonsuch Cottage Back Lane, Nazeing	EPF/1065/15 not as plans have erected another building with pitch roof	2A	JG
0381/16	Fairpenny, St Leonards Road, Nazeing	French doors leading onto roof	2A	DT

Result:

**2A= No Breach Permitted Development**

#### 6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1936/16 **Officer:** Steve Andrews  
**Applicant Name:** Merin Yilmaz  
**Location:** Magnolia House, Riverside Avenue, Nazeing, Essex, EN10 6RD

**Proposal:** Three storey rear and two storey side extension and single storey link to garage.

**Resolved – no objection.**

- (b) **Application No:** EPF/1829/16 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** East Thames  
**Location:** Land and garages adjacent 14A, Pound Close, Nazeing, Waltham Abbey, EN9 2HR

**Proposal:** 4 affordable homes with 10 parking spaces.

It was noted that two letters had been received from residents.

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

**(i) the garages were built for the benefit of the properties in Pound Close & consequently should not be removed,**

- (ii) it is overdevelopment,
- (iii) by removing the garages, more cars will be parked within the Close which will adversely impact & compromise access by emergency vehicles,
- (iv) loss of amenity Policy DBE 9,
- (v) users of the play area will be put in danger.

(c) **Application No:** EPF/1888/16 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mrs Zoe Kuburoglu  
**Location:** 98 Old Nazeing Road, Nazeing, Essex, EN10 6RG

**Proposal:** Single storey side and rear extensions.

**Resolved – no objection.**

(d) **Application No:** EPF/1943/16 **Officer:** Graham Courtney  
**Applicant Name:** Ms Maria McShane  
**Location:** Land Between Sycamore Lodge & The Willows, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

**Proposal:** The erection of two detached four bedroom houses each with a detached double garage and additional car parking served by a shared drive (amended application to previously approved application EPF/1354/16).

**Resolved – no objection.**

(e) **Application No:** EPF/1956/16 **Officer:** Graham Courtney  
**Applicant Name:** Mr & Mrs Sutton  
**Location:** Land at Common View, North of Nazeing Common, Nazeing, Waltham Abbey, EN9 2QS

**Proposal:** Erection of 4 No. Market Dwellings with Garages, Parking & Turning; 1No. New Highways Entrance; Upgrading of existing Highways Entrance.

Cllr Joslin covered the points raised when this development was considered as a pre-application submission, which were

- It is an accident black spot
- It falls within the conservation area
- Access and egress must be considered
- The current Common View track would need to be upgraded.

Sarah Roberts then responded by advising how these points had been addressed.

**Resolved – no objection.**

(f) **Application No:** EPF/1722/16 **Officer:** Steve Andrews  
**Applicant Name:** Mrs Sarah Treglohan  
**Location:** Shadbrook, Middle Street, Nazeing, Waltham Abbey, EN9 2LQ

**Proposal:** Application for approval of details reserved by condition 2 'Materials', condition 3 'Drainage details' and condition 3 ' Drainage details' of planning permission EPF/0999/15 (Demolish existing dwelling and rebuild new dwelling).

**Resolved – no comment.**

(g) **Application No:** EPF/2032/16 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mrs Joyce Weston  
**Location:** 52 Highland Road, Nazeing, Waltham Abbey, Essex, EN9 2PU

**Proposal:** Single storey rear extension.

**Resolved – no objection.**

(h) **Application No:** EPF/2053/16 **Officer:** Graham Courtney  
**Applicant Name:** Mr Robert Currell  
**Location:** Hillview, St Leonards Road, Nazeing, Essex, EN9 2HQ

**Proposal:** Alteration to internal layout (without changing and external windows and doors) to provide 6 no 2 Bedroom Flats. The 3 no Ground Floor flats are to be purpose built and made available to Disabled Persons and their families. (Revised application to EPF/2548/15).

**Resolved – no comment.**

- (i) **Application No:** EPF/2063/16      **TRE**      **Officer:** Robin Hellier  
**Applicant Name:** Mrs Francesca Schillaci  
**Location:** Honeysuckle House, Back Lane, Nazeing, Essex, EN9 2RS

**Proposal:** Nazeing & South Roding Conservation Area. T2 - cut back by 2m. T4 - Cut back by 3M. T3 & T6 – Fell.

**Resolved – Refer to the District Council's Tree Officer.**

- (j) **Application No:** EPF/2133/16      **Officer:** James Rogers  
**Applicant Name:** Ms Julie Healy  
**Location:** 38 North Street, Nazeing, Essex, EN9 2NN

**Proposal:** Two storey side extension, including garage conversion and rear elevation alterations.

**Resolved – no objection.**

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

- (k) **Application No:** EPF/2339/16      **DRC**      **Officer:** Jane Gravelle  
**Applicant Name:** Ms Maria McShane  
**Location:** Land Beside The Willows, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

**Proposal:** Application for approval of details reserved by condition 14 'Contamination- Phase 1' of planning permission EPF/1354/16 (Erection of two detached four bedroom houses each with a detached double garage and additional car parking served by a shared drive).

**Resolved – no comment.**

**This is provided for information only, EFDC cannot accept comments on this application.**

- (l) **Application No:** EPF/2194/16      **TPX**      **Officer:** Robin Hellier  
**Applicant Name:** Rosemary  
**Location:** Little Dormers, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LW

**Proposal:** Nazeing and South Roding Conservation Area - T1 Ash - 2m Crown reduction.

**Resolved – Refer to the District Council's Tree Officer.**

**7. Planning Application from Essex County Council:** The following application was considered:

**Application No:** ESS/23/16/EPF  
**Location:** Homestead Nursery, Tylers Road, Roydon, Essex, CM19 5LJ

**Proposal:** The storage and transfer of waste to include asbestos.

**Resolved – object to the Planning Application on the grounds that**

- (i) it is an inappropriate development being situated within a residential area and the glasshouse industry,
- (ii) the Environment Agency have been unable to manage the Wood Recycling site in Nazeing so concerns that the EA would also be unable to manage this waste transfer site,
- (iii) access to the site is an issue,
- (iv) a more appropriate site should be considered.

## **8. Wood Recycling site. CS**

To discuss the fire at the wood recycling site on 31/8/2016.

The fire at the wood recycling site has continued for over a week and is severely affecting some residents in Nazeing. Frustration as EA issued a stop notice but then failed to follow up on this action. Robert Halfon is progressing.

It was agreed that compensation should be sought for the affected glasshouse industries and for providing a permanent fire service presence. It was resolved to ask EFDC (Colleen Boyle) to progress.

Under FOI act, request the cost of providing a permanent fire service presence.

Residents at the meeting have offered to help, so it was agreed that a list of contacts would be put on the website and residents would send letters of complaint.

**9. Communications:**

Item a) was noted:

**a)** Tree Preservation Order TPO/EPF/11/16 at 85 Highland Road, Nazeing, Waltham Abbey, Essex, EN9 2PX. One oak tree.

**b)** The Clerk received a letter for Cllr Joslin. To consider that the Clerk sends a reply on behalf of the Parish Council.

It was resolved that the Clerk would respond to the resident in consultation with the Chairman and Vice Chairman.

**10. Comments on "Save Nazeing Greenbelt" website. CS**

To consider a proposed response to comments made on this website regarding the Parish Council.

After some discussion, it was agreed the Council should not respond directly to comments made on the website and to also ask the owner to monitor and remove inappropriate posts.

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

**a)** EPF/1477/16 Woodside Barn, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EY. Application has been withdrawn.

**b)** EPF/1814/16 The Old School House, Betts Lane, Nazeing, Waltham Abbey, Essex, EN9 2DB. Application has been withdrawn.

**12. Update on Matters relating to the Total site. DJ/CS.**

It was resolved that the requirement for the appointment of a health and safety consultant to manage the total site would be clarified with the Council's solicitor.

It was discussed that the proposed colour of the site hoarding around the total site should remain however, on further discussion it was resolved that the proposed colour would be Cromarty Grey.

Cllr Joslin gave a brief update, that the formal contract between the Parish Council and developer is being progressed with the solicitors. It was clarified that the development will be as per the planning application.

**13. Date of next meeting of Planning Committee.** 22nd September 2016, 7:30pm.

Meeting closed 10:22pm.

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

**Date:** .....