

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 9th February 2017 at 8:15pm at the Scout Hut, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Carter, Clarke, DiMaria, Evans & Gross.

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

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Casey, Frydrych, Shorter. Apologies noted from County Cllr Jackson.

2. Public participation:

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

3. Declarations of Interest:

Cllr Evans non pecuniary interest in item 8.

Cllr Joslin pecuniary interest in item 10.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 26th January 2017 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:

Reference	Address	Breach	Result	Officer
0694/16	Tylers Yard and rear of Bryneville, Back Lane, Nazeing	Breach of condition 7 of EPF/1135/04	2	SH
0018/17	Leaside Nursery Sedge Green, Nazeing	Condition check on temporary condition	2	DT
0030/17	7 Kingsmead Nazeing Road, Nazeing	EPF/2393/09 garage not as plans inserting sky light in roof	4	SH

Result: 2 = No Breach of Planning Control revealed

4 = Not Expedient to take Enforcement Action

6. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/3224/16 **Officer:** James Rogers

Applicant Name: Mr Ian Wood

Location: Broadwaters, Riverside Avenue, Nazeing, Essex, EN10 6RD

Proposal: Demolition of existing dwelling and replacement with new 4 Bedroom detached dwelling. Retention of existing detached garage.

Resolved – no objection.

(b) **Application No:** EPF/3332/16 **Officer:** Steve Andrews

Applicant Name: Mr & Mrs I & S Carver

Location: Shiree, 30 St Leonards Road, Nazeing, Essex, EN9 2HJ

Proposal: Proposed two storey side extension.

Resolved – no objection.

(c) **Application No:** EPF/0032/17 **TRE Officer:** Robin Hellier

Applicant Name: Mr Peter Gunn

Location: 11 Western Road, Nazeing, Waltham Abbey, Essex, EN9 2QN

Proposal: TPO/EPF/22/83 T7 Oak - reduce overhanging branches to previous pruning points.

Resolved – No objection but should be referred to the District Council’s Tree Officer to ensure no damage to the tree.

(d) Application No: EPF/0105/17

Officer: Graham Courtney

Applicant Name: Mr Martin O’Brien

Location: Patience Cottage, Belchers Lane, Nazeing, WALTHAM ABBEY, EN9 2SA

Proposal: Existing Bungalow and Annexes and other outbuildings to be demolished and replaced by 4 x 4 bedroom semi-detached dwellings and 2 x 4 bedroom detached dwellings.

Resolved – the Council objects to the proposed development for the following reasons:

- i) it is not considered as infill,
- ii) the property is situated in the Green Belt and conservation area,
- iii) the openness of the Green Belt would be compromised,
- iv) whilst in principle the Council would not object to the four dwellings at the front of the site, the proposal to develop the land at the rear is considered over development.

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

(e) Application No: EPF/3179/16

CLD Officer: Corey Isolda

Applicant Name: Merin Yilmaz

Location: Magnolia House, Riverside Avenue, Nazeing, Essex, EN10 6RD

Proposal: Certificate of Lawful Development for proposed pool enclosure building.

Resolved – no comment

(f) Application No: EPF/0229/17

PDE Officer: Jill Shingler

Applicant Name: Mr Geoff Crook

Location: 3 Sunnyside, Nazeing, Essex, EN9 2RH

Proposal: Prior approval application for proposed 5m deep single storey rear extension, height to eaves 3m and maximum height 4m.

Resolved – no comment

7. Leisure Centre. CE/TA

To consider and agree the next steps to be taken by the Council.

Quotes for a building condition survey were circulated to the Cllrs. It was proposed to use Stace (a construction and property consultancy used by EFDC) to conduct the survey on confirmation that the quote includes the car park. This was agreed by all the Cllrs.

It was questioned if it would be more cost effective to buy Heras fencing rather than continuing to hire it. This will be investigated by the Clerk.

There was concern as to the safety of some Council documents and it was agreed that these would be taken into safe custody by one of the members of the Council.

It was agreed that the broadband should be cancelled immediately (It can be re-instated quite quickly). It was agreed to purchase a phone and arrange for calls to be diverted. The cost to be verified with Cllrs Evans and Arnold.

As the post box is no longer accessible, a wall mounted post box has been purchased and will be installed. This was a cheaper option than arranging for the post to be re-directed.

The Clerk is currently working from home, which is manageable at present.

8. Broxlea Mushroom Farm EPF/1493/16

To consider what Parish community projects the Council would like to spend the £50,000 on, as part of the Unilateral Undertaking.

Kevin Ellerbeck spoke about recent changes in planning (Government's White Paper). Kevin advised that he was happy to advise EFDC of any changes to the UU. He also answered questions relating to his previous emails.

It was proposed that the developers of Broxlea Mushroom Farm would be asked to donate £50,000 to the Parish Council to be used specifically for refurbishment and / or repairs to the Leisure Centre or alternatively to use it to provide a new facility if the former is not possible. In addition, it was requested that the monies be paid at the start of the development. All Cllrs were in agreement.

It was agreed to cover a communication item next.

12b) Proposed Energy Recovery Facility at Rattys Lane, Hoddesdon

A resident, Jan Cranfield, advised that Hoddesdon residents are spreading the word about the incinerator. Responses are required by 01/03/17. Jan asked what the Council's response is to the application? Jan was advised that no formal response has been sent. It was asked if Jan could raise awareness of this application in Nazeing.

It was agreed that Cllr Clarke will produce a draft response and it will be discussed at the next meeting.

It was agreed that information would be added to the website, including information from Herts County Council.

9. Joint Replacement Waste Local Plan – Proposed Modifications

Public consultation 5 Jan to 16 Feb 2017 by ECC & Southend-on-Sea Borough Council. To consider the Council's response.

Since it appears that the local Epping Forest area is not affected by the modifications, it was concluded that no response was required by the Council.

10. Notice of Hearing: Definitive Map Modification Footpath 59.

Notification received from the Planning Inspectorate regarding an Order on FP59. Consideration of the Order will take the form of a hearing on 04/04/2017 at EFDC. Details on noticeboard / website. To consider the Council's response.

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

Based on the proposed changes, it was concluded that no response was required by the Parish Council.

11. Information Items and other items for next agenda:

a) Information Item: There is a Public meeting for residents on 10/2/17 at 2:15pm at St Giles regarding the new bus service C392 provided by Epping Forest Community Transport, in order to obtain feedback from passengers.

12. Communications:

For consideration:

a) Letter from Chair of Nursery Road South Residents Association regarding EPF/1493/16. It was agreed to advise the resident that the Council had considered the Planning Application last summer & responded. No objections had been received from residents. Suggest that the resident writes directly to EFDC.

13. Planning Applications. CE

To discuss and consider having Planning Committee meeting once a month (to remain as 2nd Thursday of the month).

Meetings are now having to start later due to venue availability, however, EFDC cannot accommodate late responses to Planning Applications. After some brief discussion, it was proposed to include urgent Planning Applications at the end of Full Council meetings and not have a separate Planning Committee meeting, which should save some time. It was agreed to trial this new approach for future meetings.

14. Date of next meeting of Planning Committee. 9th March 2017, 8:15pm

Meeting closed 10:22pm.

Signed by the Chairman:

Date: