

NAZEING PARISH COUNCIL

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

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

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

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Gross, Skipper.

2. Public participation:

Bob Bray said he would like to ask a question on item 5a and talk on item 6c.
Ed Borton said he would like to talk on item 6j.

3. Declarations of Interest:

Cllr Shorter non pecuniary interest in all planning applications.
Cllr DiMaria pecuniary interest in planning application 6j.
Cllr Frydrych non pecuniary interest in planning applications 6c and 6j.
Cllr Joslin non pecuniary interest in planning application 6c.
Cllr Casey non pecuniary interest in planning application 6g.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 9th February 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

a) The following Enforcement Notices were noted. Enforcement Cases Closed:

Reference	Address	Breach	Result	Officer
ENF/0626/16	Birchwood Industrial Est Hoe Lane, Nazeing	Change of use to possible B8	2	CM
ENF/0043/17	123 North Street Nazeing	New wall under construction adjacent to the highway piers 1.8m high	2B	CI
ENF/0648/16	Birchwood Industrial Est Hoe Lane, Nazeing	2 caravans on site for habitation	3	CM

Result: 2 = No Breach of Planning Control revealed

2B= Time Immune

3 = Breach Ceased

Bob Bray wanted clarification on what "Time Immune" meant. Cllr Joslin explained that as the building works took place more than 4 years ago, then the development would become "lawful" and immune from any planning enforcement.

b) The following Enforcement Appeals were noted:

Appeal reference numbers APP/J1535/C/12/2181659 and APP/J1535/A/12/2177311.
Public Inquiry 13-15 Dec 2016 at EFDC.

Site Address: Land at Sunnyside, Cathagena Estate, Meadgate, Nazeing, EN10 6TA
APP/J1535/C/12/2181659. Summary of Decision: The appeal succeeds. Planning permission is granted in the terms set out in the Formal Decision and the enforcement notice is quashed.

APP/J1535/ A/12/2177311. Summary of Decision: The appeal succeeds and planning permission is granted in the terms set out in the Formal Decision.

c) The following Enforcement Notice was noted:
Enforcement Notice for the land at School Knotts, Middle Street, Nazeing which takes effect from 07/04/17 unless an appeal is made.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0232/17 **Officer:** James Rogers
Applicant Name: Mr J Colletti
Location: Shottentons Farm, Pecks Hill, Nazeing, Essex, EN9 2NY

Proposal: Proposed outline application for the erection of 24 x 1 bedroom accommodation units in two blocks for occupation by horticultural workers, with landscaping as a reserved matter.

Resolved – no objection but if permission is granted it be subject to the following conditions

- i) **the accommodation is only used by horticultural workers employed at the farm,**
- ii) **if that use ceases, then the accommodation units are to be demolished.**

- (b) **Application No:** EPF/0286/17 **Officer:** Corey Isolda
Applicant Name: Mr Steve Gransby
Location: Wood Nook, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU

Proposal: Conversion of existing garage to living accommodation.

Resolved – no objection.

- (c) **Application No:** EPF/0292/17 **Officer:** James Rogers
Applicant Name: Mr B Bray
Location: Land at Bentons Farm, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LN

Proposal: Proposed erection of 4 No. detached four bedroom residential dwellings.

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

Bob Bray gave a brief update on the history of the land and previous planning applications/possibilities he had raised with the District Council.

It was noted that 6 Cllrs voted in favour of the application and 2 Cllrs abstained.

Resolved – no objection.

- (d) **Application No:** EPF/0334/17 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mrs Zoe Minkin
Location: Virosa, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RN

Proposal: Application for removal of condition 2 'agricultural occupancy' on planning application EPF/0691/83 (Agricultural workers dwelling).

Resolved – object to the application as there is insufficient evidence to support it, showing, in particular, that the property has been marketed at a reduced price over a period of time.

- (e) **Application No:** EPF/0346/17 **Officer:** Corey Isolda Nb: Also included in Roydon Parish
Applicant Name: Mr Greg Mackenzie
Location: 8 Sibley Row, Common Road, Waltham Abbey, EN9 2DG

Proposal: Rear extension & Loft conversion.

Resolved – no comment, the Council believes that this application is within Roydon Parish Council.

- (f) **Application No:** EPF/0347/17 **Officer:** Corey Isolda
Applicant Name: Mr A Finch
Location: 5 Tatsfield Avenue, Nazeing, Waltham Abbey, EN9 2HH

Proposal: Single Storey rear extension, pitch roof.

Resolved – no objection.

(g) **Application No:** EPF/0412/17 **Officer:** Steve Andrews
Applicant Name: Mrs Hayley Gentle
Location: 76 Highland Road, Nazeing, Essex, EN9 2PX

Proposal: Demolition of garage and erection of single storey side extension (re-submission of EPF/0499/04).

It was noted that one letter of objection has been received.

Resolved – object to the application on the grounds that

- i) it is not in keeping with the streetscene Policy DBE1
- ii) it is overdevelopment
- iii) it would have a detrimental effect upon an existing neighbouring, as it planned to build right on the boundary Policy DBE2

It was also noted that the proposed plans on the EFDC website were of a poor quality.

(h) **Application No:** EPF/0393/17 **Officer:** Steve Andrews
Applicant Name: Mr M Pounder
Location: 108 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QY

Proposal: (i) Two storey front and side extension (ii) Removal of existing rear conservatory and replace with single storey rear extension with first floor rear extension above (iii) front porch.

Resolved – no objection.

(i) **Application No:** EPF/0394/17 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Bertan Halil
Location: Bluebell House, 34 North Street, Nazeing, Waltham Abbey, EN9 2NN

Proposal: Single storey rear extension.

Resolved – no objection.

(j) **Application No:** EPF/0409/17 **Officer:** Graham Courtney
Applicant Name: Mr Peter DiMaria
Location: Presdale Farm Nurseries, Hoe Lane, Waltham Abbey, Nazeing, EN9 2RJ

Proposal: Demolition of barn and rebuilding of structure to provide 3 x 2 bedroom houses.

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

Ed Borton raised concern about pedestrian access and also concern with the wood recycling site being so close by to the dwellings.

Resolved – no objection. However, consideration and pressure should be brought to bring about the cessation of the wood recycling site on the Birchwood Industrial Estate. It was noted that if possible, improvement of the pedestrian access along the Co-op Road would be beneficial.

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

(k) **Application No:** EPF/0287/17 **CLD Officer:** Corey Isolda
Applicant Name: Mr Dawood Gunkel
Location: 153 Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6QU

Proposal: Certificate of Lawful Development for proposed single storey rear extension.

Resolved – no comment.

(l) **Application No:** EPF/0335/17 **DRC Officer:** Corey Isolda
Applicant Name: P & L Properties
Location: Leaside Nursery, Sedge Green, Nazeing, Essex, EN9 2PA

Proposal: Application for Approval of Details Reserved by Condition 7 'foul and surface water disposal' and 15 'flood risk assessment' on planning application EPF/2319/14 (Demolition of existing nursery/commercial buildings and erection of 17 no. B1/B2/B8 commercial units with ancillary parking).

Resolved – no comment.

(m) **Application No:** EPF/0459/17 **PDE** **Officer:** Jill Shingler
Applicant Name: Mrs Lucie Cannatella
Location: 127 Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6RF

Proposal: Prior approval for proposed 6.5m deep single storey rear extension, height to eaves 2.7m and maximum height 3.845m.

Resolved – no comment.

(n) **Application No:** EPF/0261/17 **CLD** **Officer:** Corey Isolda
Applicant Name: Mr Steven Garton
Location: Willow Lodge, Old House Lane, Nazeing, WALTHAM ABBEY, EN9 2LJ

Proposal: Certificate of Lawful Development for proposed single storey side extension and 2 storey rear extension.

Resolved – no comment.

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

(o) **Application No:** EPF/0474/17 **TPX** **Officer:** Robin Hellier
Applicant Name: Mr Kevin Ramsden
Location: White House, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RG

Proposal: Nazeing and South Roydon Conservation Areas - Ash - Fell due to inappropriate location.

Resolved – No comment but the application should be referred to the District Council's Tree Officer.

7. Leisure Centre. CE/TA

a) The Heras fencing had blown down following storm on 23/02/17. Resident Bob Bray and Cllr Frydrych re-installed the fencing and it was noted that the Council thanked them for their assistance.

b) An update on the building condition survey. To consider and agree the next steps to be taken by the Council. The surveyor apologised for the delay and advised that we can expect to receive the survey report by 13/03/17.

8. Street Lights. LE

a) Two reported street light problems. To consider and agree approval of replacement lights at £349 / light, as the lights are beyond repair. It was agreed to replace these two lights (opposite The Cottage, Middle Street and Hoecroft at the junction with Hoe Lane).

b) Six lights identified as "new light required" on the annual maintenance survey. Following a subsequent visit by A&J Street Lighting, to consider and agree approval of replacement lights at £349 / light, as the lights are beyond repair. One of these six lights has also been reported as a problem by a resident, so only five require replacement. It was agreed not to replace these five lights at present.

9. Broxlea Mushroom Farm EPF/1493/16. SC

To consider a request to Mr Ellerbeck asking him to give some consideration to amending the Unilateral Undertaking to clarify the details of who is offered the self-build homes.

It was agreed to request that Mr Ellerbeck amends the Unilateral Undertaking to clarify the details of who is offered the self-build homes, with the proposal of offering the self-build homes to residents residing in postcode areas of EN9 2 and in addition to request that the marketing period is changed from 3 to 6 months.

10. Communications:

For consideration:

a) Request for information from resident regarding the sale of the Total Site. To consider the response of the Council.

It was agreed that the response should be as follows: whilst the property has not been sold, the Parish Council has entered into an agreement with a developer. Before the development can proceed, it is necessary for the planning conditions to be satisfied. Details can be found by referring to EPF/2698/16 on the EFDC website.

For noting:

b) A letter has been sent to every resident in Pound Close, advising of the six trees being planted w/c 13/03/17 on the green. Two emails have been received from residents in response to this letter, details circulated to Cllrs & both have been replied to.

11. Information Items and other items for next agenda:

a) Item for next Full Council agenda: Wood recycling site. Cllr Frydrych.

12. Date of next meeting of Planning Committee. 6th April 2017, 8:15pm.

Meeting closed 10pm.

Signed by the Chairman:

Date: