

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 6th April 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 1 member of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Casey, Frydrych, Gross, Shorter

2. Public participation:

Bob Bray wished to speak on item 9b.

3. Declarations of Interest:

Cllr Joslin non pecuniary interest in planning application 6o.

4. Approval and signing of minutes:

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

5. Enforcement Notices/Appeals: To consider any Enforcement Notices/Appeals received since the last meeting. None received.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0522/17 **Officer:** Graham Courtney
Applicant Name: Mr Joseph Kenneth O'Connor
Location: Oak Tree Farm, Paynes Lane, Nazeing, EN9 2EY

Proposal: Mobile Home for Farm Manager.

Resolved – it does not appear to the Council that Oak Tree Farm is a working farm and there is no evidence to show that a Farm Manager is required and consequently the Council objects to the application.

- (b) **Application No:** EPF/0549/17 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Vincent Byrne
Location: Byrneville, Back Lane, Nazeing, Waltham Abbey, Essex, EN9 2RS

Proposal: Application for Removal of Condition 7 'only domestic use by occupiers' on planning application EPF/1135/04 (New stable block and hay store).

Resolved – no objection.

- (c) **Application No:** EPF/2640/16 **CLD Officer:** James Rogers
Applicant Name: Mr Wooster
Location: Holmsfield, Meadgate Road, Nazeing, Essex, EN9 2PA

Proposal: Certificate of Lawful Development for existing use of rooms above garage as habitable annexe accommodation.

Resolved – no objection.

- (d) **Application No:** EPF/0419/17 **Officer:** Corey Isolda
Applicant Name: Mr Gavin Widdowson
Location: 4 Wheelers Close, Nazeing, Waltham Abbey, Essex, EN9 2RA

Proposal: First floor side window added to landing - clear glazed.

Resolved – no objection.

- (e) **Application No:** EPF/0575/17 **Officer:** James Rogers
Applicant Name: Mr & Mrs J & T Moseley
Location: The White House, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LW

Proposal: Existing garage and single storey rear extension to be demolished and replaced with proposed two storey rear and side extension and first floor side extension.

Resolved – no objection.

- (f) **Application No:** EPF/0661/17 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr T Quinn
Location: 61 North Street, Nazeing, Essex, EN9 2NH

Proposal: Proposed detached single storey garage/car-port.

Resolved – no objection.

- (g) **Application No:** EPF/0667/17 **Officer:** Graham Courtney
Applicant Name: Mr & Mrs Peter and Nichola Ellis
Location: Eastlea, Riverside Avenue, Nazeing, WALTHAM ABBEY, EN10 6RA

Proposal: Proposed Extension and Loft Conversion of Garage.

Resolved – no objection.

- (h) **Application No:** EPF/0729/17 **Officer:** Robin Hellier
Applicant Name: Mr Erdogan Yilmaz
Location: Trelawney, 4 Highland Road, Nazeing, Waltham Abbey, Essex, EN9 2PR

Proposal: TPO/EPF/22/83 T1 Lime - 30% reduction to previous pruning points.

Resolved – should be referred to the District Council's Tree Officer to ensure no damage to the tree.

- (i) **Application No:** EPF/0761/17 **Officer:** Steve Andrews
Applicant Name: Mrs Sarah Billingham
Location: Willow Cottage, Hoe Lane, Nazeing Waltham Abbey, EN9 2RW

Proposal: Single storey rear extension.

Resolved – no objection.

- (j) **Application No:** EPF/0806/17 **Officer:** James Rogers
Applicant Name: Mr Peter Demetriou
Location: Felsteads, Laundry Lane, Nazeing, Essex, EN9 2DY

Proposal: Prior notification for proposed agricultural portal frame unit for storage of plant and machinery to maintain and upkeep the land.

Resolved – it does not appear to the Council that this application should be dealt with as a prior notification and that an application for full planning permission should have been made. The Council believes that hard standing has been laid without any permission granted notwithstanding that the land is in the Green Belt and according the Council objects to the application.

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

- (k) **Application No:** EPF/0531/17 **Officer:** Robin Hellier
Applicant Name: Mr Alfredo Saggese
Location: Whiteswood Cottage, Back Lane, Nazeing, Waltham Abbey, Essex, EN9 2RS

Proposal: Nazeing & South Roydon Conservation Area. Fell two trees adjacent to annex of Nonsuch Cottage.

Resolved – no comment.

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

(l) **Application No:** EPF/0584/17 **DRC** **Officer:** James Rogers
Applicant Name: Broxbourne Rowing Club
Location: Broxbourne Rowing Club, Old Nazeing Road, Broxbourne, EN10 6QU

Proposal: Application for Approval of Details Reserved by Condition 2 'external finishes' on planning application EPF/0015/16 (Additional boat shed).

Resolved – no comment.

(m) **Application No:** EPF/0657/17 **DRC** **Officer:** Jane Gravelle
Applicant Name: Mr & Mrs G & P Burton
Location: Hillside Nursery, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RJ

Proposal: Application for Approval of Details Reserved by Condition 5 'contamination remediation scheme' on planning application EPF/0139/15 (Prior approval of proposed change of use of Agricultural Buildings to residential use (Use Class C3)).

Resolved – no comment.

(n) **Application No:** EPF/0670/17 **DRC** **Officer:** Steve Andrews
Applicant Name: Mr Nicholas Whiddon
Location: Church Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Application for Approval of Details Reserved by Condition 2 'materials', 3 'landscaping' and 4 'tree protection' on planning application EPF/0135/16 (Refurbishment and conversion of detached barn for ancillary residential use to Church Cottage).

Resolved – no comment.

(o) **Application No:** EPF/0669/17 **DRC** **Officer:** James Rogers
Applicant Name: Mr Nicholas Whiddon
Location: Church Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: Application for Approval of Details Reserved by Condition 2 'new windows' and 4 'existing roof tiles and weatherboarding' on application EPF/1152/16 (Grade 2 listed building application for proposed refurbishment and conversion of detached barn for ancillary residential use to Church Cottage).

Resolved – no comment.

7. Planning concerns: Waltham Road/ Laundry Lane and St Leonards Road

There are planning concerns with regard to the work at Waltham Road/Laundry Lane, where hard standing has been laid and that potentially mobile homes would be installed without planning permission. This has been covered under item 6j and EPF/0806/17.

There is a new building/barn at the site of the demolished house on St Leonards Road and there is concern if this site has planning permission. The site is Yelverton and two planning applications have been raised. Please refer to EPF/1567/16 and EPF/2105/16 {both "permission granted (with conditions)"}

8. Allotment Rent. LE

A proposal that half rent is paid in the first year when a new plot holder rents an un-kept plot. All Cllrs voted in favour of the proposal.

9. Leisure Centre. CE/TA

As the Leisure is to remain closed, a number of areas needed to be considered by the Council.

a) Office accommodation was only available in Hoddesdon, however, the Council would like the Clerk to remain in Nazeing. The Clerk to determine if there is office space available at St Giles. Cllrs Evans & Joslin and the Clerk to review what is

required from the Parish office at the Leisure Centre, with a view to keeping the minimum amount.

Action: Cllrs Evans & Joslin and Clerk

b) It was agreed not to purchase the Heras fencing & continue renting and also to obtain quote/s for a temporary repair to the car park, so that the fencing could be returned to hirer.

c) It was agreed to address the issue with the car park so that NYFC can continue at the Leisure Centre with training over the summer and hire of a toilet would be addressed before the season started in the autumn. As the Leisure Centre will not be covered by the Council's insurers, all access to it needs to cease and it was agreed to change the lock on the shutter (which gives access to the storage area/changing rooms/hall).

d) It was agreed that the utilities are not stopped at the hall and to ensure that all unnecessary appliances are switched off. It was agreed that the fire extinguish service contract should be stopped.

10. Review Financial Regulations and Standing Orders. DJ/LE

Cllrs were reminded to give careful consideration to the Financial Regulations and Standing Orders, to enable them to be reviewed at the next meeting. **Action: Cllrs**

11. Revisions to the code of conduct from Simon Hill (EFDC). DJ

Cllr Joslin explained the detail of the changes. Public perception now needs to be considered and if a non pecuniary interest is declared, then the Cllr needs to leave the room. This raised concern that this could leave the Council in a position of being unable to make a resolution on a planning application. The Nolan principles have also been reviewed. Cllr Joslin recommended that Cllrs attend Code of Conduct training being run by EFDC.

12. Communications:

For consideration:

a) EFDC have advised of their annual training programme, Cllrs to advise Clerk if they wish to attend. **Action: Cllrs**

For noting.

b) Cycling For Health programme is a series of weekly lead rides in the Epping Forest and Lee Valley organised by Epping Forest District Council. Details on website.

13. Information Items and other items for next agenda:

Information Items:

a) Cllr Carter advised of the recent incident with travellers on Essex Road, Hoddesdon.

b) Cllr Carter advised that a pregnant horse had died in Harlow (on Katherine's Way) and that this issue should be addressed. Cllr Carter offered to draft a letter to send to Harlow DC. **Action: Cllr Carter**

c) Cllr Carter asked when a decision is being made regarding the Energy Recovery Facility at Ratty's Lane, Hoddesdon? Cllr Clarke gave an update and this will be added to the website. The Clerk to forward responses from District Cllr Bassett and Roydon Parish Council.

d) County Cllr Jackson advised that the road from Tyler’s Cross to North Street, Nazeing has been patched preparatory to a full resurfacing in the summer.

Items for next agendas:

e) Cllr Joslin advised of request from Liquid Living Developments for a letter from the Parish Council stating that the Parish Council will complete the crossover works at the Total Site if the contractor leaves the work unfinished.

f) Cllr Clarke concerned that some of the information, which refers to the Parish Council, contained in the documents supporting the Broxlea planning application is not factually correct. Cllr Clarke will circulate the information to Cllrs before the meeting.

Action: Cllr Clarke

14. Date of next meeting of Planning Committee. 11th May 2017, 8:15pm.

Meeting closed 10:29pm.

Signed by the Chairman:

Date: