

## NAZEING PARISH COUNCIL

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

**Members present:** Cllrs Joslin (Chairman), Arnold, Carter, Casey, Clarke, Frydrych.

**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 Evans, Gross.

### **2. Public participation:**

Bob Bray would like to participate on item 9.

### **3. Declarations of Interest:**

Cllr Frydrych pecuniary interest in planning application 6b.

Cllr Casey non pecuniary interest in planning application 6e and pecuniary interest in planning application 6i.

Cllr Joslin pecuniary interest in item 7.

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

The minutes of the meeting of the Planning Committee held on 11th May 2017 were approved and signed by the Chairman of Planning with no amendments.

### **5. Enforcement Notices/Appeals:**

The following planning appeal was considered:

**Application No:** EPF/1356/16      **Officer:** Jerry Godden      **Applicant Name:** Mr John Brien

**Location:** Holmsfield Nursery, Meadgate Road, Nazeing, Waltham Abbey, Essex, EN9 2PA

**Details of Appeal:** Change of use of land to a private gypsy and traveller caravan site consisting of pitches and associated development.

**Reason for Appeal:** Against a Refusal      **Appeal Type:** a Public Inquiry

**Resolved – the Council objects to the application on the following grounds:**

- i) The Parish of Nazeing already has a high concentration of Traveller sites and possibly more than any other Parish in Epping Forest. Accordingly the proposed development would be contrary to Government guidelines relating to concentration of Traveller sites.
- ii) The proposed development would be contrary to Policy H10A.
- iii) The site is within the Lee Valley Regional Park Authority.
- iv) The proposed development is not appropriate in the Green Belt and there are no very special circumstances that are sufficient to outweigh the harm to the Green Belt which would result from the development, contrary to policy GB2A.
- v) Recently planning application EPF/3325/16 for an increase in gypsy and traveller caravan site was approved, thereby further increasing the high concentration of Traveller sites already in the Parish.

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

(a) **Application No:** EPF/1129/17      **Officer:** Sukhvinder Dhadwar

**Applicant Name:** Mr William Perrin

**Location:** 25 Shooters Drive, Nazeing, Waltham Abbey, Essex, EN9 2QA

**Proposal:** New self build passive home.

**Resolved –** It appears that the neighbouring properties & in particular no 23 Shooters Drive, have not been informed of this application. Without a detailed site plan of where the property is to be situated and more details of the new property, the Council is unable to make a decision and requests that EFDC accepts a delayed reply and notifies the Parish Council when the plans and details are available. It should be noted that the next Planning Committee meeting to consider planning applications is 13/07/17.

**(b) Application No:** EPF/1218/17                      **Officer:** James Rogers  
**Applicant Name:** J & R Haulage Ltd  
**Location:** Unit 1C Birchwood Industrial Estate, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

**Proposal:** Retrospective application for concrete pads, erected fencing, erected buildings and stationed portable buildings (Portacabin, weigh bridge, scaffold frame and store).

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

**Resolved – no objection.**

**(c) Application No:** EPF/1301/17                      **Officer:** James Rogers  
**Applicant Name:** Mr & Mrs J & T Moseley  
**Location:** The White House, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LW

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

**Resolved – no objection.**

**(d) Application No:** EPF/1328/17                      **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mrs Lina Ferraro  
**Location:** The Conifers, St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HJ

**Proposal:** Ground floor extensions and rear roof with dormers.

**It is considered that the proposals will enhance the appearance of the property and accordingly it was resolved no objection.**

**(e) Application No:** EPF/1408/17                      **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mrs Rachel Tyler  
**Location:** Tylers Yard, Byrneville, Back Lane, Nazeing, Essex, EN9 2RS

**Proposal:** Proposed new dwelling to secure existing stable yard

It was noted that a letter had been received from a resident requesting that the Council object to the application.

It was proposed no objection providing that if permission is granted it be subject to the following condition (1) the house is only occupied in conjunction with the use of the stable yard.

It was noted that five Cllrs voted in favour of the proposal and one Cllr voted against the proposal.

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

**i) the house is only occupied in conjunction with the use of the stable yard.**

**(f) Application No:** EPF/1411/17                      **Officer:** Steve Andrews  
**Applicant Name:** Mr & Mrs Kensey  
**Location:** 1 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

**Proposal:** Two storey side extension.

**Resolved –Subject to consideration being given to parking requirements by the District Council, the Council has no objection.**

**(g) Application No:** EPF/1315/17                      **Officer:** Steve Andrews  
**Applicant Name:** Mr Robert Smith  
**Location:** Willow Lodge, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

**Proposal:** Proposed new timber clad carport incorporating 3no bays and stair access to home office and gymnasium at first floor level.

**Resolved – no objection.**

**(h) Application No:** EPF/1402/17                      **Officer:** Alastair Prince

**Applicant Name:** Ms E Abram

**Location:** 139 Old Nazeing Road, Nazeing, Essex, EN10 6RF

**Proposal:** 4m rear extension and loft conversion with two side dormers and front dormer.

**Resolved – no objection but subject to obscure glass windows being installed as necessary.**

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

**(i) Application No:** EPF/1294/17                      **DRC Officer:** Steve Andrews

**Applicant Name:** Mr Tom Casey

**Location:** The Old School House, Betts Lane, Nazeing, Essex, EN9 2DB

**Proposal:** Application for approval of details reserved by condition 2 'materials' and 5 'conservatory design' on planning application EPF/2862/16 (Erection of a two storey rear extension incorporating three dormer windows and a ground floor conservatory to side).

**Resolved – no comment.**

**(j) Application No:** EPF/1382/17                      **Officer:** Jane Gravelle

**Applicant Name:** Nazeing Parish Council (Liquid Living Developments)

**Location:** Former Total Service Station, Nazeing Road, Nazeing, Essex, EN9

**Proposal:** Application for Approval of Condition Reserved by condition 7 'contaminated land - phase 2 site investigation' and 8 'contaminated land - remediation scheme' on planning application EPF/0303/13 (Demolition of the existing service station and construction of 6x 2-bed houses, with associated amenity space, off-street parking, landscaping and new vehicular access).

**Resolved – no comment.**

## **7. Footpath 59. Interim Decision**

Based on the Inspector's proposed modifications, it was concluded that no response was required by the Parish Council. The Council would request that it is noted the continuing disputes in relation to this Footpath is not the best use of public funds.

## **8. Revised Timetable for C392**

The revised timetable for the C392, following on from usage patterns and the need to give the drivers a break, was circulated to Cllrs before the meeting.

It was agreed to forward Cllr Clarke's comments to District Cllr Bassett, which are

- i) It is a very good compromise when taking everyone's interests into account.
- ii) If the last bus journey has been consistently empty then it's difficult to justify it remaining at the expense of more popular times of day.
- iii) Believes the passengers would be pleased about the extra journeys in the middle of the day, which was the main issue raised at the bus meeting in February.

In addition, the Council requests that passenger views / comments are also sought.

## **9. Leisure Centre.**

A first draft for new layout at Bumbles Green has been circulated to Cllrs. An alternative proposal, with a second floor, was also circulated at the meeting. Any further comments to be sent to Bob Bray. It would be included on Full Council Meeting 22/6/17 for discussion with a final draft being agreed along with the public consultation process.

## **10. Communications:**

For consideration:

- a)** To consider attendance at members workshop on 08/07/17 to further consider the infrastructure requirements associated with proposed growth (as set out in the

Draft Local Plan), to inform the development of the Infrastructure Delivery Plan (IDP). Unfortunately, Cllrs are unable to attend the workshop.

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

None.

**12. Date of next meeting of Planning Committee.** 13th July 2017, 8:15pm.

To consider that there are two Planning Committee meetings in August and agree the dates. Proposed dates 10th and either 24th or 31st August.

C/F to Full Council meeting 22/6/17.

Meeting closed 10:15pm.

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

**Date:** .....