

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 13th July 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

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, Evans, Frydrych, Shorter.

2. Public participation:

None

3. Declarations of Interest:

Cllr Arnold non pecuniary interest in planning application 7c.

Cllr DiMaria non pecuniary interest in planning application 7a.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 15th June 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Cllr Vacancy:

The Council received one application from Stuart Gray which was circulated before the meeting. Cllr Joslin proposed that Stuart Gray was co-opted onto the Council, Cllr Arnold seconded the proposal. All Cllrs voted in favour of the proposal. Stuart Gray made a declaration of acceptance of office as Councillor.

6. Enforcement Notices/Appeals:

The following appeal against refusal of planning permission was considered:

(a) Application No: EPF/2728/16 **Officer:** Steve Andrews **Applicant Name:** Mr Imran Ali

Location: School Knotts, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LQ

Proposal: Retrospective planning application to retain first floor side extension, ground floor front porch extension and external railings to front and rear roof areas. Flat roofs are not accessible except for maintenance.

Reason for Appeal: Against a Refusal

Appeal Type: Written representation and a site visit

Resolved – to make representations in the form of objections as previously recorded that is

strongly object to the application on the following grounds:

- i) **it is a retrospective application and no reasons have been provided as to why the application was not made in the proper manner before work commenced**
- ii) **the workmanship is to an extremely poor standard**
- iii) **the house is now out of keeping with the street scene and in particular the balcony at the front is not acceptable**
- iv) **there is concern that there is no compliance with building regulations.**

The following appeal against an enforcement notice was considered:

(b) Enforcement No: ENF/0328/17 **Officer:** Clare Munday **Applicant Name:** Mr I Ali

Location: School Knotts, Middle Street, Nazeing, WALTHAM ABBEY, EN9 2LQ

Proposal: Without planning permission the alteration and extension of a building not as EPF/2241/14

Reason for Appeal: Against an Enforcement Notice

Appeal Type: Written representation and a site visit

Resolved – to support the enforcement notice on the grounds set out in the objections to the application for retrospective planning consent.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1537/17 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr G Gregorio
Location: C W S Nursery, Unit 7 Hoe Lane, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ.

Proposal: Proposed erection of packing shed.

Resolved – no objection.

- (b) **Application No:** EPF/1602/17 **Officer:** Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Business Park, St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HG

Proposal: Extension of business units nos 1 and 2 in B1/B8 use and ancillary works.

Resolved – no objection to the application but the Council would request that no further development is made on the site. The Council has concerns that Policy CP5 (v) has not been considered by the applicant prior to this proposed development, as several trees have already been removed from the site.

- (c) **Application No:** EPF/1413/17 **Officer:** Graham Courtney
Applicant Name: Mr & Mrs McCarthy
Location: Land at 1 Common View, Nazeing Common, Nazeing, Waltham Abbey, EN9 2SQ

Proposal: Erection of detached three bedroom house.

It was proposed that there be no objection to the application, 4 Cllrs voted in favour of the proposal, 2 Cllrs voted against the proposal and it was noted that Cllr Arnold abstained.

Resolved – no objection.

- (d) **Application No:** EPF/1459/17 **Officer:** James Rogers
Applicant Name: Mrs (Elspeth) Moore & (Alison) Andrews
Location: St Leonards House, St Leonards Road, Nazeing

Proposal: Conversion of two outbuildings to residential use.

Resolved – no objection.

- (e) **Application No:** EPF/1687/17 **Officer:** James Rogers
Applicant Name: Mr Tom Casey
Location: Mill House, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Extension to previously approved Equestrian Building under ref: EPF/2353/16 to allow for field management equipment and general store.

Resolved – no objection.

- (f) **Application No:** EPF/1674/17 **LB Officer:** Steve Andrews
Applicant Name: Mr & Mrs Duncan Jamieson
Location: Nazeingbury, Nazeing Road, Nazeing, Essex, EN9 2JN

Proposal: Grade II listed building application for replacement of rotted wood cills to ground floor front windows with stone to same profile, and replacement of timber cill to ground floor french doors on west elevation with stone to same profile as front windows.

Resolved – no objection.

- (g) **Application No:** EPF/1768/17 **Officer:** Alastair Prince
Applicant Name: Mr & Mrs Wilkins
Location: 10 Sunnyside, Nazeing, Waltham Abbey, EN9 2RH

Proposal: Single storey front/side extension.

Resolved – no objection however the Council requests that Policy ST6 is considered, as there are concerns that the site will not provide sufficient on-site parking after the building extension has been completed.

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

(h) **Application No:** EPF/1577/17 **DRC** **Officer:** Graham Courtney
Applicant Name: Mr Martin O Brien
Location: Adj to Patience Cottage, Belchers Lane, Nazeing, WALTHAM ABBEY, EN9 2SA

Proposal: Application for approval of details reserved by condition 3 'external finishes', 4 'new windows and doors', 5 'hard and soft landscaping', 6 'surface water disposal' and 7 'floodrisk assessment' on planning application EPF/3346/16 (ERECTION OF A DETACHED 5 BEDROOM DWELLING WITH ASSOCIATED GARAGING AND CAR PARKING (AMENDED APPLICATION TO EPF/0470/16)).

Resolved – no comment.

(i) **Application No:** EPF/1710/17 **PDE** **Officer:** Jill Shingler
Applicant Name: Mr C Shorter
Location: Ridge House, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RJ

Proposal: Prior approval for proposed 7m deep single storey rear extension, height to eaves 3m and maximum height 3m.

Resolved – no comment.

(j) **Application No:** EPF/1708/17 **DRC** **Officer:** Jane Gravelle
Applicant Name: Mr William H Wood
Location: St Leonards Farm, St Leonards Road, Nazeing, Waltham Abbey, Essex, EN9 2HG

Proposal: Application for approval of details reserved by condition 5 'contaminated land - verification report' on planning application EPF/2336/15 (Prior approval application for proposed change of use of agricultural building to residential use).

Resolved – no comment.

(k) **Application No:** EPF/1524/17 **CLD** **Officer:** Alastair Prince
Applicant Name: Mr & Mrs Ashton
Location: Brookfield, Nazeing Road, Nazeing, WALTHAM ABBEY, EN9 2HY

Proposal: Certificate of Lawful Development for proposed loft conversion.

Resolved – no comment.

(l) **Application No:** EPF/1676/17 **CLD** **Officer:** Alastair Prince
Applicant Name: Mr C Shorter
Location: Ridge House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Certificate of Lawful Development for proposed single storey side extensions.

Resolved – no comment.

8. Amended Planning Applications: The following applications were considered:

(a) **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: Remodelling and extending the existing chalet bungalow. Changes include rising the height of the existing roof by 2m converting it into a gable roof which extends over the proposed rear single storey extension. It will contain 4 identical pitched roofed dormers on both the front and rear elevations and a new front porch.

Amended Plans/Application/Description received by EFDC.

Resolved - No objection.

(b) **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.

It was noted that a resident has written to EFDC and cc the Parish Council.

Resolved – no objection, subject to obscure windows being installed as necessary.

9. Proposed CTIL Telecommunications Base Station Installation at Land West of Nursery Road, Nazeing, EN9 2JE

Telefónica are in the process of identifying a suitable site in the Nazeing area for a radio base station and have requested that the proposal is considered before any planning submission is made.

The Council have resolved no comment at this time and will wait for the formal planning application, to ensure any comments from residents are also considered.

10. Leisure Centre.

It was resolved to completely remove all the conifers and roots at the Leisure Centre, subject to satisfactory quotes being obtained.

11. Update on Matters relating to the Total site. CS

Cllr Joslin provided an update on the Total site, explaining that the commencement of the development is being held up mainly because ECC believe that highway rights extend past the footway and up to the low brick wall, notwithstanding that this has been in existence for upward of 50 years. Cllr Joslin and County Cllr Jackson have been working on this issue and are progressing with ECC.

12. Communications:

For information:

- a)** London Stansted Airport - Community Consultation. Hosting a number of local community events. Details on website and noticeboards. The airport has added an additional consultation day for residents of Harlow and Epping Forest District 24/07/17 3pm to 7:30pm at Harlow Leisurezone, Second Avenue, Harlow. Stansted Airport is consulting residents on plans that could see passenger numbers grow from around 25 million to as many as 44 million a year. The airport is carrying out consultation before applying to Uttlesford District Council for permission to increase the number of flights by up to 11,000 per year.
- b)** Cllr Joslin requested to attend the Neighbourhood Planning Briefings for Cllrs.

13. Information Items and other items for next agenda:

Information Items:

- a)** EPF/0508/17 Woodside Barn, Paynes Lane, Nazeing, Essex, EN9 2EY. Application has been withdrawn.
- b)** EPF/0522/17 Oak Tree Farm, Paynes Lane, Nazeing, Essex, EN9 2EY. Application has been withdrawn.
- c)** Cllr Carter has been contacted by a resident regarding the condition of Hyde Road. Forward details from ECC / Essex Highways which advise of road repairs.
- d)** Cllr Carter has been contacted by a resident who is next door to a new build and is unhappy about the noise from builders. It was suggested the resident approaches the owners and provide resident with contact details at EFDC to report a noise complaint.

14. Exclusion of public and press. Not required.

15. Clerks Annual Salary Review. K Carter/TA

It was resolved to increase the Clerks scale point to SCP20 and to back date to April 2017, based on her yearly appraisal.

16. Date of next meeting of Planning Committee. 10th August 2017, 8:15pm.

Meeting closed 10pm.

Signed by the Chairman:

Date: