

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 24th August 2017 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Casey, Clarke, DiMaria, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk), 3 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence:

Cllrs Arnold, Carter, Evans, Frydrych, Gray, Gross.

2. Public participation:

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

3. Declarations of Interest:

None.

4. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 10th August 2017 were approved and signed by the Chairman of Planning with no amendments.

5. Enforcement Notices/Appeals:

It was noted that no Enforcement Notices/Appeals received since the last meeting.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2029/17 **CLD Officer:** Graham Courtney
Applicant Name: Mr John Payne
Location: Lynjon, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Certificate of lawful development for existing use of the former mushroom farm and paddock as garden land for the parent property.

Resolved – no objection.

- (b) **Application No:** EPF/1956/17 **Officer:** Graham Courtney
Applicant Name: Mr John Payne
Location: Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Erection of 4 no. four bed houses and garages.

Cllr Shorter proposed that the Council supports the application. Cllr DiMaria seconded the proposal. Five Cllrs voted in favour of the proposal, one Cllr voted against the proposal. Cllr Clarke asked that her reasons for objection be minuted as the development is in the Lee Valley Regional Park Authority, it does not meet infill criteria and harmful to the openness of the Green Belt.

Resolved – no objection and support the application, as it is in keeping with the street scene and it is an improvement on the current commercial site.

- (c) **Application No:** EPF/2067/17 **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.

(d) **Application No:** EPF/2077/17 **Officer:** Nicola Dawney
Applicant Name: Revd Helen Gheorghiu Gould
Location: St Giles, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU

Proposal: Single storey front entrance extension with bell tower. Internal alterations.

Resolved – no objection.

(e) **Application No:** EPF/2125/17 **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 (amendment to EPF/1301/17).

Resolved – no objection.

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

(f) **Application No:** EPF/1979/17 **DRC Officer:** Jane Gravelle
Applicant Name: Goldfinch Environmental Ltd - Mr Derek Sargeant
Location: Winston Farm, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Application for approval of details reserved by condition 7 'Contaminated Land' of planning application EPF/0734/14 (Erection of four dwellings following the demolition of kennels and associated commercial buildings and relinquishment of residential mobile home).

Resolved – no comment.

(g) **Application No:** EPF/2040/17 **DRC Officer:** Jane Gravelle
Applicant Name: Mr Kim Patient
Location: Spinney Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for approval of details reserved by condition 10 'contaminated land - phase 2' on planning application EPF/2846/16 (Demolition of existing structures, cessation of commercial use and residential development of 2no detached dwellings with detached garage associated parking and landscaping (amended application to approval ref EPF/0110/16)).

Resolved – no comment.

7. Pre-Application Advice Request. The following planning application was considered:

Application No: ESS/16/17/EPF/PRE

Location: Birchwood Industrial Estate, Hoe Lane, Nazeing, EN9 2RJ.

Proposal: Proposed use of an area of the site for the purposes of waste treatment and erection of shed to enclose waste treatment activities.

ECC have requested formal observations on the above planning application. Based on the details available, it is extremely likely that the Council would object to a formal Planning Application. It was resolved to respond and include details from the comments on the application from Cllrs Skipper & Shorter. Cllr Clarke will finalise the response, which is required by 01/09/17. **Action Cllr Clarke**

Cllr DiMaria requested that the details of the application are forwarded to Lee Stiles (secretary of Lea Valley Growers Association).

Cllr Joslin will discuss the application with County Cllr Jackson. **Action Cllr Joslin**

8. Update on Matters relating to the Total site. DJ

Cllrs Joslin & Frydrych, Bob Mason (Liquid Living Developments) and representatives from Essex Highways had a meeting on 23/08/17 with the aim of resolving the issue with the Highways Rights. It was ultimately agreed that the Parish Council will submit an application to ECC for the extinguishment of such Highways Rights as may exist. **Action Cllr Joslin / Clerk.**

9. Financial Matters:

a) It was resolved to authorise:

i) payments totalling £3,202.75

ii) it was noted no transfer of monies between bank accounts was required.

It was noted Cllrs Arnold & Joslin will set up & approve direct credits this month.

Action Cllrs Arnold & Joslin.

b) The Financial summary for August 2017 was approved and signed by the Chairman with no amendments.

c) It was resolved to accept the quote of £440 from Vince Cresswell to undertake annual tree and hedge maintenance in the Parish.

d) It was resolved to purchase replacement litter bins for Elizabeth Close play area and Bumbles Green playing field at a cost of £49/bin plus £35 for delivery, giving a total of £280, and for Vince Cresswell to remove the old bins & install the new bins.

10. Communications: The following communications were considered.

a) Harlow Local Development Plan Consultation. Harlow Council are consulting on the Development Management Policies that will help deliver the Plan's Strategic Objectives. The document can be viewed at www.harlow.gov.uk/local-plan. Comments by 07/09/2017.

Unfortunately due to the timescales, Cllrs are unable to respond. It was resolved to ask EFDC & District Cllr Bassett if they have responded and advise that the Parish Council would support them. It was also resolved to ask Roydon Parish Council if they have responded.

b) Thank you letter from RAFA and Royal British Legion. Noted.

c) Residents have contacted Cllr Skipper as travellers have moved in at Sedge Green. It was resolved to write to Clare Munday (Enforcement Officer at EFDC), stating that the Council believes she is aware of the issue & requesting her to confirm that enforcement action is being taken immediately. It was also resolved to request that no further traveller sites are approved and that EFDC make an application for an injunction against unauthorised Traveller encampments in Nazeing, as recently obtained by Harlow Council.

d) Cllr Clarke advised that a March is being organised in Hoddesdon for 30/09/17 against the incinerator at Ratty's Lane and she will circulate some information.

e) EALC have sent information on their AGM and the ECC & EALC Conference on 19/09/2017 at Dunmow. Cllrs to advise the Clerk by 05/09/17 if they are attending either event. The Clerk will discuss with Chairman and Vice-Chairman to see if they wish to attend.

f) Email received from Mercury reporter regarding the Chimes site, as residents concerned that the site is not secure and potentially safety issues for children accessing the site. It was resolved that it is not a Parish Council responsibility and to forward the information to one of the owners of the site.

11. Information Items and other items for next agenda:

None.

12. Date of next Planning Committee meeting. 14th September 2017, 8:15pm.

Meeting closed 10pm.

Signed by the Chairman:

Date: