

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 13th November 2014 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, E Borton, D Borton, Carter, Castle, Evans, Frydrych, Shorter, Skipper, Culling.

Also present: Lorraine Ellis (Clerk), District Cllrs Glozier, Knight, 51 Members of the Public, 1 Member of the Press.

1. Apologies for absence: Cllr Ballard, District Cllr Bassett.

2. Declarations of Interest:

Cllr Evans – Item 6a & 6f non-pecuniary.

Cllr Arnold – Item 6a non-pecuniary.

Cllr Frydrych - Items 6a & 6j non-pecuniary and items 6c & 6e personal & pecuniary.

3. Approval and signing of minutes: The minutes of the meeting of the Planning Committee held on 23rd October 2014 were approved.

4. Communications:

Cllr Joslin advised that he had received Appeal Reference APP/J1535/D/14/2228198 which relates to EPF/1567/14 and that "As the appeal is proceeding under the Householder Appeals Service, there is no opportunity for you (NPC) to submit further comments".

5. Enforcement Notices/Appeals:

Enforcement notices a) to k) were noted, as recorded on the agenda.

6. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0202/14 **Officer:** Dominic Duffin
Applicant Name: Mr G Abella
Location: Land off St Leonards Road, Nazeing, Essex, EN9 2HN

Proposal: Construction of 6no. 2-bed, 26no. 3-bed, 10no. 4-bed and 3no. 5-bed houses (45 dwellings in total, including 16 affordable homes), with associated off street parking and amenity space; construction of multi-purpose hall with associated sports pitches and car parking; new access onto St Leonards Road; Drop off/pick up car parking for Primary School; and landscaping.

The Chairman stated that all letters & emails received will be available to the public unless anyone wants their letter or email withdrawn. No one requested that their letter / email was to be withdrawn.

The Chairman referred to a letter from a resident that incorrectly stated that the Parish Council had already approved the application. The Chairman made it clear that this was most definitely not the case.

The Chairman stated that an hour would be allowed to discuss this application and requested that residents raised different points rather than repeating points already raised.

A resident read a letter with the views of many residents. The application is being built on green belt land, Nazeing has enough football pitches, Nazeing has enough community halls, the route to school is on a public right of way, the amenities would not cope with additional electricity and sewage requirements on St Leonards Road.

A resident stated that the proposed development is on a flood plain, that EFDC issued a document that no developments should be on flood plains and believes that more flooding has occurred in Nazeing than is documented. Concerned considered the new development but not the existing houses regarding flood waters.

A resident stated that this is the first planning application in Nazeing on green belt and concerned that once / if this is approved, more will follow. It is agricultural land. Use the Total site and St Giles Hall for a new Hall and car park.

A resident supports the planning application, Nazeing do not have enough football pitches, only the youth teams play at Bumbles Green. It is an opportunity for Nazeing with a village hall and pitches. Yes, need to sort out the infrastructure.

A representative for Mr Abella discussed the application, spoke about the community sports hall, car park and four football pitches. Allow the school to use it. Footpath to the school would be paved and lighted. A flood risk assessment has been conducted. Road improvements would be made. Local infrastructure has been considered. The application could have additional houses but decided not to have the maximum density.

The Chairman then advised the public that the meeting was going into a closed session in order for the Cllrs to discuss the application.

A Cllr stated that Nazeing School is oversubscribed, the adult football teams cannot play at Bumbles Green and that St Giles Hall is owned by the Church and not the Council.

A Cllr stated that the school have not had a discussion about the application, there is no enthusiasm from the school and concern over security / access. Currently applications for 104 properties have been submitted to EFDC of which some have already been approved. If the remainder & another 45 houses would be more than the Village could take. The planning growth for Nazeing seems far higher for a year compared with that across the whole district over a number of years. Against the application.

A Cllr is against the application and stated a concern over who would be responsible for the new hall and football pitches and building on green belt.

A Cllr stated that he joined the Council because of his commitment for children in the area and supports the application because of the community hall and pitches.

A Cllr asked Mr Abella's representative about the number of affordable houses and Mr Abella's representative confirmed the application meets District Councils requirements.

A Cllr stated that he objected to the application as it is being built on a flood plain.

A Cllr stated that he had spoken to the Head at Nazeing School and that there is a major issue with dropping off and picking up children (an incident occurred recently and the police had to be called). The problem is growing as more parents are driving their children and more residents are reducing parking space by having dropped kerbs. Supports the application.

A Cllr asked Mr Abella's representative about the order that the development would happen and Mr Abella's representative confirmed that some houses would be built and then work would start on the hall and then continue with the housing development.

A Cllr had no comment.

A Cllr asked about the Flood Risk Assessment, Mr Abella's representative replied that St Leonards Road is Zone 1. Asked about the infrastructure and Mr Abella's representative confirmed that the planning application considers the infrastructure. Supports the application.

A Cllr stated that not in favour of building on green belt, agricultural land. Easier for a developer to do this. Proposed that the application would increase number of cars and children which the village could not cope with.

Cllr E Borton proposed that the Council objects to this planning application on the grounds of being built on green belt land although it recognises that the application includes the construction of a multi-purpose hall and football pitches.

5 Cllrs voted in favour of this proposal Cllrs D Borton, E Borton, Castle, Culling Joslin and 6 Cllrs voted against this proposal Cllrs Arnold, Carter, Evans, Frydrych, Shorter, Skipper.

Resolved – No objection.

(b) Application No: EPF/1860/14 **LB Officer:** Steve Andrews

Applicant Name: Mr

Location: Nazeing Upper Town Cottage, Betts Lane, Nazeing, Waltham Abbey, EN9 2DA

Proposal: Retain the existing lean-to-structure to the stables.

Resolved – No objection.

- (c) **Application No:** EPF/2295/14 **Officer:** Graham Courtney
Applicant Name: Mr John Brien
Location: Holmsfield Nursery, Meadgate Road, Nazeing, Essex, EN9 2PB

Proposal: Variation of condition 3 on planning permission EPF/0849/10 to allow for hard standing to be installed on area of land to accommodate the extension of two existing gypsy pitches and the creation of six new pitches for existing residents of the site.

Cllr E Borton proposed to object to this application as it will result in heavy concentration of travellers in one area. All Cllrs agreed to the proposal.

Resolved - Object to the application.

- (d) **Application No:** EPF/2307/14 **Officer:** Dominic Duffin
Applicant Name: Mr Tom Casey
Location: The Old Mill House, Betts Lane, Nazeing, EN9 2DA

Proposal: 'Revised Design' of Previously Approved Outbuilding under Planning Ref: EPF/0162/14 - The Old Mill House, Betts Lane, Nazeing, Essex, EN9 2DA (Full Planning Application)

7 Cllrs voted in favour for the application Cllrs Arnold E Borton, Carter Culling Evans Frydrych Joslin and 2 voted against the application Cllrs D Borton, Castle.

Resolved – no objection subject to two conditions i) not to be used as a separate dwelling and ii) not to be used for commercial or industrial purposes.

- (e) **Application No:** EPF/2319/14 **Officer:** Jerry Godden
Applicant Name: P & L Properties
Location: Leaside Nursery, Sedge Green, Nazeing, Essex, EN9 2PA

Proposal: Demolition of existing nursery/commercial buildings and erection of 17 no. B1/B2/B8 commercial units with ancillary parking.

Cllr D Borton proposed to object to the application, based on the same objections raised at the Planning Meeting on 15/05/14, which were "New buildings in the MGB and within LVRP, increased traffic nuisance to local residents and release of potential contamination of soil from previous infilling."

8 Cllrs in favour of the proposal to object to the application were Cllrs Arnold, E Borton, D Borton, Carter, Castle, Evans, Joslin, Culling and 2 Cllrs against the proposal to object to the application were Cllrs Shorter, Skipper.

Resolved – object to the application.

- (f) **Application No:** EPF/2321/14 **ADV** **Officer:** Graham Courtney
Applicant Name: Lee Valley Regional Park Authority
Location: Rushey Mead, Old Nazeing Road, Nazeing, Essex, EN10 6SS

Proposal: Application for consent to display 9 no. non-illuminated signs

Resolved – No objection.

Cllr Skipper made the observation that one LVRP sign had already been damaged and commented that it may be better to use plastic instead of glass.

- (g) **Application No:** EPF/2025/14 **Officer:** Dominic Duffin
Applicant Name: Mr Richard Carter
Location: Fieldside, Hoe Lane, Nazeing, Essex, EN9 2RJ

Proposal: Demolition of existing barn and erection of proposed barn / stables within same footprint of existing out building. Proposed barn stables to have pitched roofed design and have timber cladding externally.

Resolved – No objection.

- (h) **Application No:** EPF/2363/14 **Officer:** Steve Andrews
Applicant Name: Mr Steve Sullivan
Location: Marken, Belchers Lane, Nazeing, Waltham Abbey, EN9 2SA

Proposal: Demolish the existing single storey side extension and workshop and the erection of a two storey side extension, a single storey front porch and a first floor rear extension.

Resolved – No objection.

- (i) **Application No:** EPF/2414/14 **Officer:** Dominic Duffin
Applicant Name: Mrs Zoe Minkin
Location: Virosa, Hoe Lane, Nazeing, Essex, EN9 2RQ

Proposal: Variation of Condition for EPF/0691/83 - Agricultural workers dwelling.

Cllr E Borton proposed that the Council objects to the application as there appears to be no reason to remove the agricultural tie from these premises which is in an E13 area. In addition, the applicant has not followed the correct procedure for marketing as an agricultural dwelling.

Resolved – object to the application.

- (j) **Application No:** EPF/2416/14 **Officer:** Steve Andrews
Applicant Name: Mr John B Collins
Location: Bumbles Auto Care, Bumbles Green, Nazeing, Waltham Abbey, Essex, EN9 2SD

Proposal: Extension of existing workshop building and erection of a new workshop.

Resolved – no objection to the application subject to the following hours of working conditions of during the week not before 7am or after 6pm, not after 2pm on a Saturday, no working on a Sunday and no working on a bank holiday.

- (k) **Application No:** EPF/2435/14 **DRC** **Officer:** Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Farm, St Leonards Road, Nazeing, Essex, EN9 2HG

Proposal: Application for approval of details reserved by condition 3 'drainage', condition 7 'landscape proposals', condition 8 'protection measures' and condition 14 'Advertisement Board' for EPF/1343/14 (Change of use of agricultural land and outbuildings to use Class B1/B8 including ancillary works and new vehicular access).

Resolved – No comment.

7. Applications not tabled: None.

8. Financial Matters.

It was agreed to authorise:

- i) Payment of £395.86 for Active Security Group Ltd for Renewal of contract for alarm system
- ii) Transfer of £10,000 between bank accounts to meet future outgoings

9. Information Items and other items for next agenda:

- a) Cllr E Borton received an email from Bidwells, to be circulated to Cllrs Joslin, Shorter and Frydrych and to be added to next agenda.
- b) No progress with replacement gateway sign, to be added to next agenda.
- c) There is concern that the water continually on Middle Street will turn to ice when temperatures drop below freezing & will be dangerous for drivers, to be added to next agenda.

10. Exclusion of public and press. This was not required.

11. Date of next meeting of Planning Committee.

27th November 2014, 7:30pm. Meeting closed 9:50pm.