

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 8th October 2015 at 7:30pm at the Leisure Centre, Bumbles Green, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 40 members of the Public, 1 member of the press. It was noted that most of the public and the press left after a decision was made on item 6a.

These minutes are subject to ratification at the next meeting.

1. Apologies for absence: Cllrs Arnold, Cullings, Knight, Shorter, District Cllr Bassett.

2. Declarations of Interest:

Cllr DiMaria non pecuniary interest in planning application 6a.

Cllr Frydrych non pecuniary interest in planning application 6a.

3. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 24th September 2015 were approved and signed by the Chairman of Planning with no amendments.

4. Communications:

a) Letter from Simon Hill (EFDC). Complaint was made against a Cllr, investigated & report concluded that no breach of the Councillor Code of Conduct has taken place, no further action. Cost of the investigation likely to be in the region of £3k-£4k.

5. Enforcement Notices/Appeals: The following Enforcement Notices/Appeals were noted.

Enforcement Cases Closed

Reference	Address	Breach	Result	Officer
0203/15	Hillgrove Business Park, Nazeing Road Nazeing	Change of use office to gym	1	DT
0074/15	Lignacite, Meadgate Works, Nazeing	Creation of 2nd access	3	CM

Result

1 = Planning Permission Granted

3 = Breach Ceased

6. Planning Applications: The following applications were considered:

(a) Application No: EPF/2009/15 **Officer:** Dominic Duffin

Applicant Name: Mr G Abella

Location: Land off St Leonards Road Nazeing Essex EN9 2HN

Proposal: Construction of 7no. 2-bed, 26no. 3-bed, 9no. 4-bed and 3no. 5-bed houses (45 dwellings in total, including 18 affordable homes), with associated off street parking and amenity space; construction of multi-purpose hall with associated sports pitch and car parking; new access onto St Leonards Road; Drop off/pick up car parking for Primary School; and landscaping.

Several letters were received on this application and all were circulated to the Cllrs. Three formal requests to speak were also received and an additional three requests to speak were made at the meeting.

Five objectors addressed the Council and in summary, they raised the following points:

- 1) Development on Green Belt, concern that development would expand on to more Green Belt. There are no very special circumstances justifying the encroachment on to the Green Belt
- 2) There is no requirement for football pitches. However a representative of the Adult Nazeing football club stated this not the case as currently they have no choice but to play on pitches outside the village
- 3) Concern that the parking provided for the school won't be used
- 4) Number of issues with flooding, this would get worse
- 5) Traffic in St Leonards Rd will increase
- 6) Concern not enough space in the school for the current number of pupils without any increase and the school buildings require attention
- 7) A question was raised, what does the village actual want?
- 8) There is a need for affordable housing.
- 9) Concern about the traffic in the village which will increase as a result of the proposed development
- 10) Concern that Nazeing will have no say in future developments
- 11) The recent problems with the sewage

The Council was then addressed by a representative of the applicant:

- 1) It is acknowledged that it is on Green Belt but there are special circumstances and the points were covered.

After the members of the public had spoken and the Cllrs had discussed the application, a proposal was made.

Cllr DiMaria proposed that there is no objection to the planning application subject to a number of conditions (which would be specified). 5 Cllrs voted in favour of this proposal Cllrs Joslin, Carter, DiMaria, Evans & Frydrych and 1 Cllr voted against this proposal Cllr Casey.

Resolved – no objection but if permission is granted the applicant to comply with the following conditions at the applicant's expense:

- 1) **Affordable housing to be for bona fide residents of Nazeing**
- 2) **Address flooding in St Leonards Road generally as well as in the area of the new development**
- 3) **Modification of the sewer system, to cope with the existing & the new development**
- 4) **Provision to be made for a memorial for the children who died in Tatsfield Avenue / St Leonards Rd V2 bomb**
- 5) **Address traffic calming in St Leonards Rd, possibly introduce a roundabout onto the new development and extend the area to which the 30mph speed limit applies**
- 6) **Introduce a new footway along St Leonards Rd, from the development towards the school and the Nazeing crossroads**
- 7) **The infrastructure and the community building to be built prior to erection of the houses**
- 8) **The land adjacent to the proposed football pitch, which is not to be developed, to be gifted to the Parish as a wildlife sanctuary to offset the loss of the Green Belt**
- 9) **Installation of outdoor gym equipment for the health & well-being of the villagers**
- 10) **Additional tree screening along the front of the development to soften the view and to offset the loss of the Green Belt**
- 11) **Investigate the possibility of introducing a post office on the development, possibly in the new community hall.**

(b) Application No: EPF/2336/15 **PN** **Officer:** Graham Courtney
Applicant Name: Mr William H Wood
Location: St Leonards Farm St Leonards Road Nazeing Waltham Abbey Essex EN9 2HG

Proposal: Prior approval application for proposed change of use of agricultural building to residential use.

Resolved – No comment as PN application however, it is requested that the residential building is developed in keeping with the surrounding area.

(c) Application No: EPF/2292/15 **Officer:** Dominic Duffin
Applicant Name: Mrs E Brooks
Location: 3 Old Nazeing Road Nazeing Broxbourne Waltham Abbey Essex EN10 6RX

Proposal: Single storey side and rear extension.

Resolved – no objection.

(d) Application No: EPF/2357/15 **Officer:** James Rogers
Applicant Name: Mr Richard Wilson
Location: Land adj Ravens, Opp Nazeing Park Back Lane Nazeing Essex EN9 2BD

Proposal: Erection of two, two and a half storey, detached dwellings, with double garages shared access road and hardstanding.

Resolved – Object to the application, as on Green Belt and in a conservation area, also potential disturbance to wildlife and historic trees.

(e) Application No: EPF/2441/15 **Officer:** Robin Hellier
Applicant Name: Mr Simon O'Shea
Location: The Crown Old Nazeing Road Broxbourne Herts EN10 6QT

Proposal: TPO: EPF/30/82/W1 (Area) 01: chestnut, sycamore & poplar (rear of garage block) Reduce lateral growth over garage block back to boundary to clear overhang. 02: chestnut & lime (rear of No. 10 Crownfield) Reduce laterals over garden back to boundary. Remove dead, dying and dangerous branches. 03: Failed poplar (woodland next to '01' group) cut & stack failed tree away from pathways & boundary fence. Debris to be chipped onto woodland floor, timber stacked neatly.

Resolved – No objection but should be referred to the District Council's Tree Officer to ensure no damage to the trees.

(f) Application No: EPF/2265/15 **CLD Officer:** Mavis Bird
Applicant Name: Mr Dean Rous
Location: 53 Palmers Grove Nazeing Essex EN9 2QE

Proposal: Certificate of lawful development for a single storey side extension.

Resolved – No comment.

7. Planning matters not tabled: None.

8. Financial Matters.

a) No accounts for payment. Still an issue with Thames Water invoice.

9. Information Items and other items for next agenda:

None

10. Date of next meeting of Planning Committee. 22nd October 2015, 7:30pm.

Meeting closed at 9:30pm.

Signature of Chairman:

Date: