

## **NAZEING PARISH COUNCIL**

**Minutes of the meeting of the Planning Committee held on Thursday 11th January 2018 at 8:15pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

**Members present:** Cllrs Joslin (Chairman), Carter, Clarke, DiMaria, Frydrych, Gross, Shorter, Skipper.

**Also present:** Lorraine Ellis (Clerk), 5 members of the Public.

### **1. Welcome and Introductions:**

The Chairman of the Planning committee welcomed everyone to the meeting and then handed over to The Chairman of the Council. Cllr Carter asked the Cllrs to introduce themselves.

### **2. Apologies for absence:**

Cllr Arnold, Evans.

### **3. Public participation:**

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

### **4. Declarations of Interest:**

Cllr Frydrych pecuniary interest in items 8d, 8f and 8g.

Cllr DiMaria non pecuniary interest in item 8e.

Cllr Shorter non pecuniary interest in items 8d 8f and 8g.

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

The minutes of the meeting of the Planning Committee held on 14th December 2017 were approved and signed by the Chairman of Planning with no amendments.

### **6. Development Proposal for the land surrounding the property known as "Ninnings" off Middle Street:**

Jenny Thompson (Director, Thompson Planning Ltd) gave the Cllrs a presentation pack regarding the development proposals and then covered the significant points. She advised that the sites are no longer in the revised Draft Local Plan from EFDC and have asked EFDC why they have been removed but has not received a response. The owners of "Ninnings" are still intending to proceed with the development if possible but are not planning to submit a planning application currently.

Jenny advised that Highways have asked the developers to continue the footway up to the development, at their expense. There are currently no plans to include a pedestrian crossing but they can ask.

Thompson Planning Ltd would appreciate any comments that the Council may have on the design and layout parameters, with a view to incorporating suggestions where possible. It was resolved to discuss at another Council meeting and to get comments to the developer after the next planning meeting (on 08/02/18).

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

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

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

It was agreed to discuss item 8c at this point, minutes recorded below.

- (c) **Application No:** EPF/3437/17 **Officer:** Graham Courtney  
**Applicant Name:** Mr A Michaels  
**Location:** 175 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QT

**Proposal:** Proposed detached dwelling.

It was noted that the Council had previously considered an application for a four bedroom dwelling at this location.

All Cllrs voted to object to the application and Cllr Skipper abstained.

**Resolved – object to the application as there is concern that although there appears to be adequate car parking facilities provided for the new 2 bed dwelling and existing dwelling at no 175, cars can only turn and exit the property, as demonstrated on the “Parking layout” document when there are free spaces available. Access onto Old Nazeing Road may be unsafe, when cars reverse onto this road as the property is on a bend.**

It was noted that Cllrs Frydrych and Shorter left the meeting.

- (a) **Application No:** EPF/3251/17 **Officer:** Alastair Prince  
**Applicant Name:** Mrs Christina Walsh  
**Location:** 53 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

**Proposal:** First floor rear extension.

**Resolved – no objection.**

- (b) **Application No:** EPF/3435/17 **Officer:** Alastair Prince  
**Applicant Name:** Mr S Woodcock  
**Location:** 7 Tovey Close, Nazeing, Waltham Abbey, EN9 2LY

**Proposal:** Proposed two storey rear and side extension.

**Resolved – this planning application to be C/F to the next meeting, as a site visit is required.**

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

- (d) **Application No:** EPF/3162/17 **DRC Officer:** Jane Gravelle  
**Applicant Name:** C/O Agent  
**Location:** Winston Farm, Hoe Lane, Nazeing, Waltham Abbey, Essex, EN9 2RJ

**Proposal:** Application for approval of details reserved by condition 8 'remediation of contaminated land' (EPF/0734/14).

**Resolved – no comment.**

- (e) **Application No:** EPF/3241/17 **DRC Officer:** James Rogers  
**Applicant Name:** Mr J Colletti  
**Location:** Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

**Proposal:** Application for approval of details reserved by condition 4 'flood risk assessment', 5 'foul and surface water disposal', 6 'landscaping' 7 'tree protection' and 8 'wheel washing' on planning application EPF/0232/17 (Erection of 24 x 1 bedroom accommodation units in two blocks for occupation by horticultural workers).

**Resolved – no comment.**

- (f) **Application No:** EPF/3310/17 **Officer:** Graham Courtney  
**Applicant Name:** Mr Kim Patient  
**Location:** Spinney Nursery, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

**Proposal:** Discharge of condition 7 'landscaping' of EPF/2848/16 (Demolition of existing structures, cessation of commercial use and residential development of 2 no, detached dwellings with detached garage associated parking and landscaping (amended application to approval Ref EPF/0110/16)).

**Resolved – no comment.**

(g) **Application No:** EPF/3400/17 **DRC Officer:** Graham Courtney  
**Applicant Name:** Mr Mark Frydrych  
**Location:** Spinney Nursery, Hoe Lane, Nazeing, WALTHAM ABBEY, EN9 2RJ

**Proposal:** Application for approval of details reserved by condition 3 'drainage details' on planning application EPF/2356/17 (Demolition of existing garden room, w.c and covered car port and construction of a one and a half storey side extension with new pitched roof to replace existing flat roof above existing annexe).

**Resolved – no comment.**

**9. Communications:** The following communications were considered:

**a)** Hertfordshire County Council is consulting on the draft minerals local plan, comments required by 09/02/2018. It was resolved that Cllr Clarke will review the plan and determine if any comments are required, in liaison with the Clerk and forward a reply to HCC. **Action: Cllr Clarke/LE.**

**b)** Incinerator at Ratty's Lane, Hoddesdon. Many objectors are writing into the Secretary of State to request a 'call in' of the Planning application. It was resolved that all Cllrs should send a letter to the SOS as a resident. It was also resolved that Cllr Clarke will draft a letter on behalf of the Council, which will be sent to the SOS. **Action: Cllr Clarke**

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

None.

**11. Date of Planning Committee meetings in 2018.**

The proposed dates for the Planning Committee meetings in 2018 were agreed, with the exception of the August dates.

**Date of next Planning Committee meeting:** 8th February 2018, 8:15pm.

Meeting closed 9:58pm.

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

**Date:** .....