

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 12th April 2018 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Billingham, Carter, Clarke, Gross, Shorter, Skipper.

Also present: Lorraine Ellis (Clerk), 1 member of the Public.

These minutes are subject to ratification at the next meeting.

1. Welcome and Introductions:

The Chairman of the Planning committee welcomed Cllrs and members of the public to the meeting.

2. Apologies for absence:

Cllrs Arnold, Frydrych, McCarthy. Apologies noted from County Cllr Jackson.

3. Public participation:

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

4. Declarations of Interest:

Cllr Billingham non pecuniary interest in item 7i.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 8th March 2018 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

a) Enforcement Cases Closed (01/02/18 to 31/03/18):

Reference	Address	Breach	Result
ENF/0609/17	The Old Waterworks, Green Lane, Nazeing, Waltham Abbey Essex, EN10 6RS	Hard standing laid	1
ENF/0564/17	Crooked Billet, 38 Middle Street Nazeing, Waltham Abbey Essex, EN9 2LD	Erection of advertising hoarding	3
ENF/0459/16	Longacre, St Leonards Road Nazeing, Waltham Abbey Essex, EN9 2HQ	Buildings erected no planning permission	2a
ENF/0049/17	45 North Street Nazeing, Waltham Abbey Essex, EN9 2NH	Erection of fence over 4m high	3

Result: 1 - Planning Permission Granted
3 - Breach Ceased

2a - No Breach - Permitted Development

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0129/18 **Officer:** Caroline Brown
Applicant Name: Ms Samantha Walsh
Location: 6 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Part single-storey, part two-storey side and rear extension.

Resolved – no objection.

- (b) **Application No:** EPF/0739/18 **Officer:** Steve Andrews

Applicant Name: Hassan

Location: 6 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Increase pitch on existing outbuilding roof.

Resolved – no objection.

(c) **Application No:** EPF/0566/18

Officer: Jill Shingler

Applicant Name: Mr Bob Mason

Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Outline Planning Application for 7 Self-Build Homes with all matters reserved.

Five Cllrs voted in favour of the proposal of no objection and it was noted that two Cllrs voted against the proposal.

Resolved – no objection.

(d) **Application No:** EPF/0281/18

Officer: James Rogers

Applicant Name: Mr Michael Christou

Location: 4 Shooters Drive, Nazeing, Waltham Abbey, EN9 2QD

Proposal: Side extension, and raising of walls and roof to create first floor accommodation with front and rear dormers and front glazed gable.

Resolved – no objection.

(e) **Application No:** EPF/0653/18

Officer: Graham Courtney

Applicant Name: Mr G Cuffaro

Location: Bettina Nursery, Sedge Green, Roydon, Harlow, CM19 5JR

Proposal: Use of land for the stationing of four caravans for horticultural workers.

Resolved – no objection but if permission is granted it be subject to a condition that the accommodation is used only for seasonal workers employed at the Bettina Nursery.

(f) **Application No:** EPF/0762/18

Officer: Graham Courtney

Applicant Name: Mr S Downes

Location: Land to side of Garden House, Laundry Lane, Nazeing, EN9 2DY

Proposal: Reserved matters application following approval of outline application EPF/1149/17 - (Demolition of existing garage (118 sqm) plus demolished former garage (46sqm) totalling 164 sqm to be replaced by new dwelling - siting to be agreed. Existing access to site to be used.).

Resolved – no comment.

(g) **Application No:** EPF/0774/18

Officer: Steve Andrews

Applicant Name: Mr Keith Chadney

Location: Garden House, Nazeing Park, Betts Lane, Nazeing, Waltham Abbey, EN9 2DN

Proposal: Removal of existing single storey lean to garage and erection of two storey side extension. Erection of two and a half bay garage with room to roof space. Single storey rear extension. Replacement and Relaying of roof tiles to north elevation of existing single storey Kitchen. Roof light and French doors to North elevation of existing single storey kitchen.

Resolved – since this property is situated in the Green Belt & a conservation area and it appears that there have been discussions with District Council officers, the Council concluded that it is not in a position to comment on the application.

(h) **Application No:** EPF/0779/18

LB Officer: Steve Andrews

Applicant Name: Mr Keith Chadney

Location: Garden House, Nazeing Park, Betts Lane, Nazeing, Waltham Abbey, EN9 2DN

Proposal: Grade II listed building consent for removal of existing single storey lean to garage and erection of two storey side extension. Erection of two and a half bay garage with room to roof space. Single storey rear extension.

Replacement and relaying of roof tiles to north elevation of existing single storey kitchen. Roof light and French doors to North elevation of existing single storey kitchen.

Resolved – since this property is situated in the Green Belt & a conservation area and it appears that there have been discussions with District Council officers, the Council concluded that it is not in a position to comment on the application.

- (i) **Application No:** EPF/3227/17 **Officer:** Caroline Brown
Applicant Name: Mr Clark
Location: 21 Allmains Close, Nazeing, Waltham Abbey, EN9 2LX

Proposal: Double storey side extension and single storey rear extension.

It was noted that Cllr Billingham left the meeting for the duration of the discussion on this planning application.

Resolved – no objection.

8. Risk Assessment

Risk Assessment report, overall summary and action plans circulated before the meeting. It was resolved to approve the Risk Assessment report, overall summary and action plans.

9. Communications:

The following communications were considered:

a) Work of the EFDC Constitution Panel - Officer delegations within planning - opportunity to comment. Simon Hill (Monitoring Officer, AD Governance, EFDC) has been working on proposals which attempt to improve the clarity and focus of the planning delegations in the Council's Constitution. Councils have an opportunity of making comments on the proposals. Proposals and report to the Working Group, which contains the existing scheme, have been circulated to Cllrs. EFDC are seeking the Council's views on the draft before 16/04/18.

It was resolved to write to EFDC to advise that insufficient time has been allowed to review the proposals. Accordingly the Parish Council is not able to comment on the proposals at the present time. The Council requests that an extension to the deadline is agreed. Cllr Billingham will review and comment on the proposals if an extension is given. **Action: Cllr Billingham.** The Council also requests that the Cllrs are offered a training session in relation to the proposals.

b) Essex County Council Leader's Annual Report. It was agreed to place this report on the website.

c) Epping Forest District Council's Grant Aid Scheme - community and voluntary organisations can apply, details on website District and Parish websites.

The Clerk will ask Cllr McCarthy to determine if the Council can apply for a grant. The Clerk will also investigate to ascertain if a grant can be obtained for improvements to the play areas.

d) The 2018/19 training programme from EFDC has been issue. The Cllrs were requested to notify the Clerk if they would like to attend any sessions. **Action: All Cllrs**

For noting:

e) Council's internal audit scheduled for 24/04/18. External auditors PFK Littlejohn require Annual Return & supporting documents to be returned by 11/06/18.

10. Incinerator at Rattys Lane, Hoddesdon. DJ/SC

a) Cllrs Clarke & Joslin provided an update on progress for the Public Inquiry. The Statement of Case has been submitted (Clerk to circulate), the two issues are traffic and landscape. There is a Pre Inquiry meeting on 23/04/18 and proofs of evidence must be submitted by 22/05/18.

b) EFDC and Roydon Parish Council have both agreed to contribute £5,000 towards the landscape expert witness costs. It was noted that the contribution from EFDC was appreciated. It was proposed that Nazeing also contribute £5,000 towards the landscape expert witness costs. This was agreed by all the Cllrs. Stanstead Abbots and Stanstead St Margaret's Parish Councils seem unable to contribute to the costs therefore it was agreed if necessary to remove those landscape views from the request to reduce the overall cost. Cllr Joslin to negotiate with the landscape expert. **Action: Cllr Joslin**

11. Information Items and other items for next agenda:

None.

12. Date of next Planning Committee meeting. 10th May 2018, 8pm.

13. Exclusion of public and press. Required.

The following item was discussed in a closed session.

14. Former Total Site Redevelopment. PG

An update was provided regarding matters relating to the site (the private and confidential letters from the Developers). Cllrs Joslin and Gross represented the Council & met with the Developers to discuss the matters raised in the recent letters. A proposal was circulated at the meeting which was agreed by all Cllrs. It was resolved to notify the Developers of the acceptance of the proposal. Cllr Shorter raised a number of points, relating to the building process, which he indicated it would be necessary to draw to the attention of the Developers.

It was also agreed to accept the quotation of Brian Nelson (Director of Briley Consultancy Group Ltd) in relation to Health & Safety matters, which had been circulated to all the Cllrs.

Meeting closed 10:22pm.

Signed by the Chairman:

Date: