

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 10th May 2018 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Arnold, Billingham, Frydrych, Gross, McCarthy, Shorter.

Also present: Lorraine Ellis (Clerk), 17 members 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 & members of the public to the meeting and asked Cllrs to introduce themselves.

2. Apologies for absence:

Cllrs Carter, Clarke, Skipper.

3. Public participation:

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

4. Declarations of Interest:

Cllr Frydrych non pecuniary interest in item 7j.

Cllr Joslin non pecuniary interest in item 7a.

Cllr Shorter non pecuniary interest in items 7g, 7j and 7k.

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 12th April 2018 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

a) It was noted that no Enforcement Notices have been received since the last meeting.

b) The following planning appeal has been noted:

Application No: EPF/0002/18

Officer: James Rogers

Applicant Name: Mr Gary Berry

Site Address: Osborne, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU

Proposal: Change of Use of existing outbuilding current used to store building materials into a separate residential dwelling.

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations

It was agreed to discuss item 9 and item 7k at this point, minutes recorded below.

9. St. Leonards Road Development.

a) Mr Ellerback (planning consultant) had requested to speak to the Council about the proposed development of the St. Leonards Road site with Community Facilities and the possible new Primary School. Mr Ellerback covered some background regarding the Local Plan produced by EFDC. He explained that the building could include a number of facilities of benefit to the community. He believed that if the Parish Council didn't support the Community Facilities, then it would probably be withdrawn by the site land owners and no longer offered as part of the development.

Mr Ellerbeck dealt with a number of questions raised by residents, school governors and Cllrs.

The Council then considered the request as to whether the Council would wish to support the provision of these community facilities at the St. Leonards site.

Following discussion and a proposal by Cllr Frydrych which was seconded by Cllr Gross, it was resolved unanimously:

i) The Parish Council would like to request that the EFDC Concept Framework Team for the St. Leonards Road site, include the Community Facilities as outlined in the "Vision for Nazeing" as detailed in the New Local Plan, be incorporated into this development.

ii) Should the provision of the Community Facilities be considered by the EFDC Concept Framework Team, the Parish Council would like to play a major part in the consideration of what facilities will be provided by the developer (at nil cost to the community).

iii) Should the proposition of a new Primary School be put forward at the St. Leonards Road, the Parish Council would welcome such a proposal if it has the support of Nazeing Primary School, their Board of Governors and Essex County Council.

iv) The above items are to be conveyed to the EFDC Concept Framework Team on a without prejudice basis to ensure that any planning application, when submitted, is considered on its merits at that time.

EFDC Concept Framework Team to be advised.

b) Mr Ellerbeck (planning consultant) had previously requested that the Parish Council are represented at a briefing session with EFDC that will provide an overview of the Concept Framework process. However, Mr Ellerbeck advised that the Council's attendance is no longer required.

7. Planning Applications: The following applications were considered:

(k) **Application No:** EPF/1067/18 **OUT Officer:** James Rogers
Name: Messrs John & James Wilkinson
Location: The Fencing Centre, Peck's Hill, Nazeing, EN9 2NY

Proposal: Outline application for residential development for 33 dwellings all matters reserved except closure of existing access and creation of a new access point onto Pecks Hill.

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

A number of letters had been received from residents, whose points can be summarised as

- school is already over-subscribed,
- issue with current volume of traffic & lorries on the roads around Nazeing and
- development in the Green Belt.

Residents who attended the meeting also expressed concern with regard to the above points.

Resolved – object to the application in its current format, as

- I) the number of dwellings has increased compared to the number in the Local Plan,
- II) the footprint has increased and now includes the Green Belt,

However, if a revised application were to be submitted which includes what is detailed on the Local Plan, the Council would have no objection, save that the following are taken into consideration:

- i) school capacity,
- ii) increase in traffic in the village,
- iii) egress on to Pecks Hill, as this is already a dangerous area for existing residents of Pecks Hill.

(a) **Application No:** EPF/0814/18 **Officer:** Caroline Brown
Applicant Name: Woodgate (uk) ltd n/a
Location: Church Farm House, Back Lane, Nazeing, Waltham Abbey, EN9 2DD

Proposal: Erection of new 3 port garage.

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

Resolved – no objection.

It was noted that Cllr Frydrych departed from the Council meeting at this point.

(b) **Application No:** EPF/0919/18 **Officer:** Caroline Brown
Applicant Name: Mr & Mrs James & Carly Frost
Location: The Cherries, St Leonards Road, Nazeing, EN9 2HJ

Proposal: Erection of a single storey rear extension, extension of existing rear dormer, formation of gable roof to front dormer, conversion of garage and relocation of entrance door to front of property.

Resolved – no objection.

(c) **Application No:** EPF/0931/18 **Officer:** Graham Courtney
Applicant Name: Mrs Rachel Tyler
Location: Tylers Yard, Byrneville, Back Lane, Nazeing, Essex, EN9 2RR

Proposal: Conversion of existing domestic stable and hay barn to dwelling.

Resolved – no objection.

(d) **Application No:** EPF/0952/18 **Officer:** Graham Courtney
Applicant Name: Mr J Connors
Location: Hallmead Nursery, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HU

Proposal: Minor material amendment application to planning application EPF/2423/17 (Demolition of existing residential unit and sheds and construction of new bungalow) relating to alterations to the appearance of the new dwelling.

Resolved – no objection.

(e) **Application No:** EPF/0990/18 **Officer:** Graham Courtney
Applicant Name: Mr H Schneck
Location: Hillgrove Business Park, Unit 37 First Floor, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HB

Proposal: Application for removal of condition 2 'protection measures' on planning application EPF/2985/16 (Change of use of offices to form 10 residential apartments).

Resolved – object, protection measures should not be removed for the reasons previously outlined by the District Council.

(f) **Application No:** EPF/0888/18 **Officer:** Caroline Brown
Applicant Name: Mrs Grace London
Location: Fairways, Riverside Avenue, Broxbourne, Herts, EN10 6RB

Proposal: Side and rear extensions, new roof with velux windows and gable ends.

Resolved – no objection.

(g) **Application No:** EPF/0918/18 **Officer:** James Rogers
Applicant Name: Mr Tony Marshall
Location: Greenleaves, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

Proposal: Demolition of the existing bungalow and the erection of a replacement one and a half storey dwelling.

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

Resolved – the Council would have no objection to the application if the land on which the proposed dwelling is to be erected, is not in the Green Belt.

(h) **Application No:** EPF/0989/18 **Officer:** Caroline Brown
Applicant Name: Mr & Mrs L Cuffaro
Location: 119 North Street, Nazeing, Waltham Abbey, EN9 2NJ

Proposal: Garage conversion with new pitched roof detail, new porch, new pitched roof over front bay window.

Resolved – no objection.

(i) **Application No:** EPF/1034/18 **Officer:** Alastair Prince
Applicant Name: Mr Toby Frost
Location: 5 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

Proposal: Two storey rear extension including Juliet balcony to first floor.

Resolved – no objection.

(j) **Application No:** EPF/0986/18 **OUT Officer:** James Rogers
Applicant Name: Mr P Di Maria
Location: No. 3 Nursery, Hoe Lane, Nazeing, EN9 2RJ

Proposal: Outline planning application for proposed change of use of part of the nursery site (Use Class Sui Generis) to a site for storage and distribution units (Use Class B8) including the partial demolition of the existing glasshouses.

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

Resolved – object to the application on the grounds that this is inappropriate development in the Green Belt and contrary to policies GB2A and GB8A. Access to the site is inappropriate and traffic generation would have a significant detrimental impact on the character of the countryside. The land is not an area designated in the Local Plan for economic development for storage and distribution units. It was noted that there would be more than 50 parking spaces and therefore would be in excess of 100 movements per day, without including visitors.

(l) **Application No:** EPF/1102/18 **Officer:** Alastair Prince
Applicant Name: Mr & Mrs Hosking
Location: 97 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Two storey rear extension; Single storey front extension; Render whole house; Replace windows and doors.

Resolved – no objection, subject to obscure windows being installed as necessary.

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

(m) **Application No:** EPF/1021/18 **CLD Officer:** Caroline Brown
Name: Mr Matt O'Dowd
Location: 25 North Barn, Nazeing, Waltham Abbey, EN10 6RR

Proposal: Certificate of lawful development for proposed garage conversion.

Resolved – no comment.

(n) **Application No:** EPF/1033/18 **CLD Officer:** Alastair Prince
Applicant Name: Mr Toby Frost
Location: 5 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

Proposal: Certificate of Lawful Development for proposed loft extension.

Resolved – no comment.

These are provided for information only, EFDC cannot accept comments on these applications.

(o) **Application No:** EPF/1035/18 **PDE Officer:** Jill Shingler
Applicant Name: Mr Toby Frost
Location: 5 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

Proposal: Prior approval for a 6 metre deep single storey rear extension, height to eaves 2.85 metres and overall height of 3.75 metres.

Resolved – no comment.

8. Bridge over New River, Rye Road, Hoddesdon:

Documentation can be viewed on website www.broxbourne.gov.uk via the planning page. Ref 07/18/0392/F. The application for planning permission for demolition of existing Rye Road Bridge over New River and erection of its replacement was considered and there are no comments from the Council.

10. Incinerator at Rattys Lane, Hoddesdon. DJ

a) Publicity to advise residents about the Public Inquiry. It was resolved that Cllr Joslin will make enquiries regarding a mailshot. Cllr Joslin & the Clerk to draft a publicity leaflet and liaise with other interested parties. **Action Cllr Joslin / Clerk**

b) Cllr Clarke would like to contact local people who sent objection letters, about submitting their information as evidence, as witnesses. It was resolved that contact should be made with residents, the Clerk to ensure that the General Data Protection Regulation (GDPR) is adhered to.

11. Communications:

The following communication was considered:

a) Two residents have written to the Council regarding noise from an event at The Sun Inn Public House on 05/05/18. It was resolved to write to EFDC and ask that the matter is investigated.

The following communication was noted:

b) Essex Legal Services / ECC advised that Footpath 22 an Order made & served and Footpath 59 an Order confirmed.

12. Information Items and other items for next agenda:

Cllr Billingham advised that Simon Hill had written, providing an opportunity for Councils to comment by 06/06/18 on the Work of the EFDC Constitution Panel - Officer delegations within planning. Cllr Billingham asked for assistance and it was suggested she should speak to Cllr Carter.

13. Date of next Planning Committee meeting. 14th June 2018, 8pm.

Meeting closed 10:26pm.

Signed by the Chairman:

Date: