

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th June 2018 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman), Billingham, Carter, Clarke, Frydrych, McCarthy.

Also present: Lorraine Ellis (Clerk), no members of the Public.

1. Welcome and Introductions:

The Chairman welcomed the Cllrs to the meeting.

2. Apologies for absence:

Cllrs Arnold, Gross, Shorter. Not present Cllr Skipper.
Apologies noted from District Cllr Bassett and County Cllr Jackson.

3. Public participation:

None

4. Declarations of Interest:

None

5. Approval and signing of minutes:

The minutes of the meeting of the Planning Committee held on 10th May 2018 were approved and signed by the Chairman of Planning with no amendments.

6. Enforcement Notices/Appeals:

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

b) Enforcement Cases Closed (01/04/18 to 31/05/18):

Reference	Address	Breach	Result
ENF/0209/18	Dene, Nursery Road, Nazeing Waltham Abbey, Essex, EN9 2JE	Roofing business run from property	2
ENF/0467/17	Parkers Farm, Hoe Lane, Nazeing Waltham Abbey, Essex, EN9 2RG	Mobile homes used as permanent living accommodation	3
ENF/0216/16	4 Long Green, Waltham Road, Nazeing, Waltham Abbey, Essex, EN9 2LS	Outbuilding extended and used as residential	3
ENF/0074/18	land adjacent to 12 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS	New roadway under construction No letter sent	3
ENF/0204/18	Garden House (Land to side), Laundry Lane, Nazeing, Waltham Abbey, Essex, EN9 2DY	Works started EPF/0762/18 not yet decided	2

Result: 2 - No Breach of Planning Control revealed

3 - Breach Ceased

7. Amended Planning Application: The following amended application was considered:

- (a) **Application No:** EPF/0785/18 **Officer:** Steve Andrews
Applicant Name: Mrs Angela Stewart
Location: 25 Pecks Hill, Nazeing, Essex, EN9 2NX

A further amendment has been received and the proposal is as follows:

Chairman's initials _____

Proposal: Two storey side and rear extension and front porch and loft conversion incorporating a rear dormer window and roof lights to front - ** SECOND AMENDMENT TO DESIGN - REVISION TO PORCH WIDTH AND ADDITIONAL FENESTRATION TO REAR AND SIDE **.

Resolved – no objection.

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1267/18 **Officer:** James Rogers
Applicant Name: Mr Salvatore Orlando
Location: Halston Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Variation of condition 2 'plan numbers' on EPF/0826/14 (Demolition of existing bungalow and outbuildings and replace with construction of new dwelling).

Resolved – it is unclear what the variation of the condition 2 'plan numbers' refers to. Accordingly the Council is unable to comment on the application.

- (b) **Application No:** EPF/1283/18 **Officer:** Caroline Brown
Applicant Name: Ms Samantha Walsh
Location: 6 The Mead, Nazeing New Road, Nazeing, EN10 6SS

Proposal: Part single-storey, part two-storey side and rear extension (Variation to approval EPF/0129/18 to incorporate a first floor side extension).

Resolved – object as over development and not in keeping with the street screen. If permission is granted, then it be subject to a condition that obscure windows be installed as necessary.

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

- (c) **Application No:** EPF/1303/18 **CLD Officer:** Alastair Prince
Applicant Name: Mr Dan Paris
Location: 20 Hyde Mead, Nazeing, Waltham Abbey, EN9 2HS

Proposal: Certificate of Lawful Development for proposed loft extension with rear dormer.

Resolved – no comment.

- (d) **Application No:** EPF/1138/18 **DRC Officer:** Jill Shingler
Applicant Name: Mr James Connors
Location: Hallmead Nursery, Nazeing Road, Nazeing, Essex, EN9 2HU

Proposal: Application for approval of details reserved by condition 8 'Phase 1 Land Contamination Report' on planning application EPF/2423/17 (Demolition of existing residential unit and sheds and construction of new bungalow).

Resolved – no comment.

- (e) **Application No:** EPF/1319/18 **DRC Officer:** Sukhvinder Dhadwar
Applicant Name: Indigo Projects Ltd
Location: 25 Shooters Drive, Nazeing, Essex, EN9 2QA

Proposal: Application for approval of details reserved by condition 4 'Surface Water Disposal', condition 5 'External finishes', condition 6 'Planting schedule' condition 7 'Flood Risk Assessment', condition 9' Detail of Levels', and condition 12 'Tree Protection' of planning permission EPF/1129/17 and NMA/EPF/0518/18 (New self build passive home).

Resolved – no comment.

- (f) **Application No:** EPF/1346/18 **DRC Officer:** Steve Andrews
Applicant Name: Mr Ozbay Kent
Location: Yelverton, St Leonards Road, Nazeing, Essex, EN9 2EB

Proposal: Application for approval of details reserved by condition 3 'Materials' on planning permission EPF/1567/16 (Demolition of existing bungalow and erection of a new four bedroom detached modern house).

Resolved – no comment.

Chairman's initials _____

- (g) **Application No:** EPF/1384/18 **DRC Officer:** Jill Shingler
Applicant Name: Mr Perry Gamby
Location: Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Application for approval of details reserved by condition 16 'contaminated land phase 2' and 20 'contaminated land - ground gas off-site works' on planning application EPF/0570/15 (Demolition of existing garden centre/commercial buildings and erection of 26 dwellings with associated parking and landscaping).

Resolved – no comment.

- (h) **Application No:** EPF/1522/18 **PDE Officer:** Jill Shingler
Applicant Name: Laurence Hamilton
Location: 15 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

Proposal: Prior approval for proposed 6m deep single storey rear extension, height to eaves 3m and maximum height 3m.

Resolved – no comment.

9. Incinerator at Rattys Lane, Hoddesdon.

- a)** Update on publicity to advise residents about the Public Inquiry. Mailshot wasn't possible within the required timescales. Herts CC appear to have written to all residents within the vicinity of Rattys Lane. Posters have been put up by the Nazeing Crossroads. This was donated by Atec Printing. The Highland Restaurant have paid for two large notices, one to be installed above the restaurant and the other to be placed in Nazeing. The developer to be approached, with a view to placing on the hoardings. Thank you letters to be sent to both companies.
- b)** The traffic survey, required for the Public Inquiry, has been completed. The figure is higher than anticipated as the survey was conducted for 7 days x 24 hours to give a more comprehensive survey and thereby avoid any challenge. It was resolved to retrospectively approve the cost of the traffic survey, which is £2700 + VAT and is to be split between Roydon and Nazeing Parish Councils.
- c)** Public Inquiry starts on 19/06/18, final details for the timings are to be published.
- d)** Cllr Clarke advised that an informal meeting had been held on 13/06/18 to help any residents considering attending the Inquiry, to give advice and support.

10. Communications:

The following communication was considered:

- a)** Received an enquiry from a potential allotment holder. The Council agreed that the resident is allowed to bring her small dog to the allotments providing certain conditions are met. A letter to be sent with the agreement. **Action Cllr Joslin / Clerk**
- b)** Cllr Frydrych advised of a communication he had received regarding a future planning application and will forward to the Clerk.

11. Information Items and other items for next agenda:

Information Items:

- a)** Cllr Carter will speak at the Area Planning Sub-Committee West Meeting on 19/06/18 to represent the Council's decision on Stoneshot Farm, Hoe Lane (EPF/3500/17).
- b)** North Weald are starting a Neighbourhood Plan.
- c)** There is a query on a street light potentially being moved. Resident to be advised to write to the Clerk with details.
- d)** The speed monitoring does not appear to have happened.

e) A report has been received from Cllr Shorter giving an update on progress on the Total Site.

Items for next agenda:

f) Response has been received from LVRPA regarding Clayton Hill parking charges.

g) Cllr Shorter would like to start a Nature Watch Program for Nazeing.

h) Cllr Billingham has received a request to erect a new sign post on Middle Street.

12. Date of Full Council meeting in July and Planning Committee meetings in August.

a) To consider the date for the Full Council meeting in July - 19th July 2018.

b) To consider the dates for the Planning Committee meetings in August - 9th and 23rd August 2018.

Both items to be C/F to Full Council meeting for consideration. It was noted that attendees are happy with the proposed dates.

13. Date of next Planning Committee meeting. 12th July 2018, 8pm.

Meeting closed 21:42pm.

Signed by the Chairman:

Date: