

## NAZEING PARISH COUNCIL

**Minutes of the meeting of the Planning Committee held on Thursday 11th October 2018 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.**

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

**Also present:** Lorraine Ellis (Clerk), 3 members of the Public.

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

Cllr Joslin welcomed everyone to the meeting and introduced the Councillors to the members of the public

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

Cllrs Arnold, McCarthy. Not present: Shorter, Skipper.

### **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 13th September 2018 were approved and signed by the Chairman of Planning with no amendments.

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

a) No appeals received since the last meeting.

b) To note Enforcement Cases Closed (01/09/18 to 19/09/18):

Reference	Address	Breach	Result
ENF/0447/18	Leafield Nursery, Paynes Lane, Nazeing, Waltham Abbey, Essex, EN9 2EX	Container on site no PP	2
ENF/0401/18	Nazeing Garden Centre, Pecks Hill, Nazeing Waltham Abbey, Essex	Large flag pole/banner erected	3
ENF/0334/18	23 Great Meadow, Nazeing, Waltham Abbey, Essex EN10 6RP	Car sales from property	3
ENF/0462/18	Magnolia House, Riverside Avenue, Nazeing, Waltham Abbey, Broxbourne, EN10 6RD	Works being undertaken no PP	2

Result: 2 - No Breach of Planning Control revealed 3 - Breach Ceased

### **7. Planning Applications:** The following applications were considered:

(a) **Application No:** EPF/2493/18 **CLD Officer:** Caroline Brown  
**Applicant Name:** Mr & Mrs Michael & Jacqueline Boudier  
**Location:** Nether Bowers, Perry Hill, Nazeing, Waltham Abbey, EN9 2LL

**Proposal:** Certificate of Lawful Development for existing use of building as residential annexe incidental to main dwelling.

**Resolved – in principle no objection providing that the applicants produce evidence that the annexe has been resided in for the last four years.**

(b) **Application No:** EPF/2416/18 **Officer:** Steve Andrews  
**Applicant Name:** Mr Charles Vince  
**Location:** Four Elms, Middle Street, Nazeing, Essex, EN9 2LQ

**Proposal:** Extension to existing dropped kerb.

**Resolved – no objection.**

Chairman's initials \_\_\_\_\_

- (c) **Application No:** EPF/2456/18 **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 (amendment to EPF/1034/18).

**Resolved – no objection and subject to obscure windows installed as necessary.**

- (d) **Application No:** EPF/2465/18 **Officer:** Caroline Brown  
**Applicant Name:** Mr H Schneck  
**Location:** Hillgrove Business Park, Hillgrove House Unit 37 And 37a Offices 1 To 9, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HB

**Proposal:** External alterations to the building following permitted development consent under EPF/2985/16 for the change of use of the first floor from offices to 10 residential apartments.

**Resolved – from the outset, the Council has endeavoured to oppose this application.**

- (i) **When application EPF/0990/18 was considered, the Council objected to the protection measures being removed for the reasons previously outlined by the District Council.**  
(ii) **Subsequently, the Council considered EPF/1680/18 which was strongly objected to for the Health and Safety reasons set out in the JDW architects report dated April 2014. These reasons were fundamental to the permission being granted by EFDC.**  
(iii) **In relation to the present application, the Council has no comment save that any material used in the external alterations are to the required specified standards and in particular to potential fire hazards.**

- (e) **Application No:** EPF/2504/18 **Officer:** Caroline Brown  
**Applicant Name:** Mr S Downes  
**Location:** Garden Cottage, Laundry Lane, Nazeing, Waltham Abbey, EN9 2DY

**Proposal:** Reserved Matters Application following Outline Approval for EPF/1149/17. (Demolition of existing garage & demolished former garage to be replaced by a new dwelling).

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

**Resolved – no objection.**

- (f) **Application No:** EPF/2565/18 **Officer:** Muhammad Rahman  
**Applicant Name:** Mr B E Jones  
**Location:** Maybrook, 1 Crooked Way, Nazeing, Waltham Abbey, EN9 2LE

**Proposal:** Front dormer window.

**Resolved – no objection.**

- (g) **Application No:** EPF/2596/18 **Officer:** Steve Andrews  
**Applicant Name:** Mr Brian Cunningham  
**Location:** 120 Old Nazeing Road, Nazeing, Waltham Abbey, Essex, EN10 6QY

**Proposal:** Single storey front extension.

**Resolved – no objection.**

**This is provided for information only, EFDC do not normally accept comments on this application.**

- (h) **Application No:** EPF/2455/18 **CLD Officer:** Alastair Prince  
**Applicant Name:** Mrs M Yahyaoui  
**Location:** 20 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

**Proposal:** Certificate of Lawful Development for proposed outbuilding to create garden room.

**Resolved – no comment.**

**8. Former Total Site Redevelopment. CS**

Cllr Shorter circulated an update on the redevelopment on 27/09/18. The brick work to the second lift is 100% complete and the internal block work from first floor to the roof level is also 100% complete. Developer expects to have the shell and core closed up in the next 2 weeks as the roof trusses have been installed.

**9. HGV Issues**

A letter has been drafted to be sent on behalf of both Nazeing and Roydon Parish Councils, to the Local Highways Panel regarding HGVs taking inappropriate routes through Nazeing & Roydon and vehicles breaching the Weight Restriction Order. Cllr Clarke gave some background to the reason for the letter. All confirmed agreement to the proposed letter, subject to some minor grammatical amendments. Roydon Parish Council to be advised.

**10. Communications:**

The following communications were considered:

- a) EFDC have proposed revisions to the 2018 Local Enforcement Plan and are asking for comments by 22/10/18. It was resolved that Cllr Joslin will review and comment on the proposed revisions. **Action Cllr Joslin.**
- b) Hertfordshire County Council has revised its Statement of Community Involvement and is now undertaking a consultation on these updates, comments by 22/10/18. It was resolved that the Council had no comment on the updates.
- c) Essex County Council have advised of Transport Meetings and the local one is on 18/10/18 at Epping Town Council. The meeting date was noted.

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

**Information Items:**

- a) It was resolved that Cllr Carter will speak on application EPF/1067/18 The Fencing Centre, Pecks Hill at the Area Planning Sub-Committee West meeting on 17/10/18.
- b) It is expected that application EPF/1831/18 Leaside Nursery Sedge Green will be on the agenda at a future Area Planning Sub-Committee West and Cllr Clarke offered to speak.

**Items for next agenda:**

None.

**12. Date of next Planning Committee meeting. 8th November 2018.**

Meeting closed 8:40pm.

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

**Date:** .....