

NAZEING PARISH COUNCIL

Minutes of the meeting of Annual Parish Council Meeting held on Thursday 16th May 2019 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Clarke (Chairman), Arnold, Benton, Billingham, Carter, Frydrych, Joslin, Skipper, Smith.

Also present: Lorraine Ellis (Clerk), 13 members of the Public and County Cllr Jackson.

1. Chairman:

Cllr Joslin proposed Cllr Clarke be elected as Chairman of the Parish Council for 2019/209 and Cllr Smith seconded the motion. Six Cllrs were in favour and two Cllrs abstained.

2. Acceptance:

Cllr Clarke then made a declaration of acceptance of office as Chairman.

3. Apologies for absence:

Apologies noted from District Cllr Bassett.

4. Declarations of Interest:

None.

5. Vice-Chairman:

Cllr Smith proposed Cllr Billingham be elected as Vice-Chairman of the Parish Council for 2019/20 and Cllr Frydrych seconded the motion. Seven Cllrs were in favour and two Cllrs abstained.

6. Chairman:

Cllr Frydrych proposed Cllr Joslin be elected as Chairman of the Planning Committee for 2019/20 and Cllr Carter seconded the motion. All Cllrs were in agreement.

7. Vice-Chairman:

Cllr Billingham proposed Cllr Frydrych be elected as Vice-Chairman of the Planning Committee for 2019/20 and Cllr Skipper seconded the motion. All Cllrs were in agreement.

8. Committee/Function Membership: Councillors for 2019/20 were appointed as follows:

- a) Planning. All Cllrs.
- b) Finance. It was proposed & seconded that Cllrs Arnold, Billingham, Carter, Clarke, Joslin and Skipper are on this committee. All Cllrs were in agreement. It was noted that Cllr Skipper does not want to be on the banking mandate.
- c) Amenities. It was proposed & seconded that all Cllrs are on this committee. All Cllrs were in agreement.
- d) Events. It was proposed & seconded that all Cllrs are on this committee. All Cllrs were in agreement.
- e) Personnel. It was proposed & seconded that Cllrs Arnold, Clarke and Joslin are on this committee. All Cllrs were in agreement.

Resolved – the Parish Council requests that the application is referred to the District Council’s Tree Officer to ensure no damage to the tree.

(b) **Application No:** EPF/0879/19 **TPO Officer:** Robin Hellier
Applicant Name: Mr Russell Stuart
Location: Ashdowne, Middle Street, Nazeing, Waltham Abbey, EN9 2LB

Proposal: TPO/EPF/11/75 (Ref: T16). T1: Ash - Crown reduce by 3m & remove defective branches.

Resolved – the Parish Council requests that the application is referred to the District Council’s Tree Officer to ensure no damage to the tree.

(c) **Application No:** EPF/0741/19 **Officer:** Natalie Price
Applicant Name: Mr J Colletti
Location: Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: Erection of 24 units of accommodation in two blocks for occupation by Horticultural workers (Revision to EPF/0232/17).

Following some discussion on the application, it was proposed that there should be no objection to the application. Eight Cllrs voted in favour of the proposal of no objection and one Cllr abstained.

Resolved – no objection but if permission is granted it be subject to the following conditions:

- i) **The accommodation must be used by Horticultural workers employed on the site.**
- ii) **An external recreational area is provided for the workers.**
- iii) **Any caravans on the site are to be removed.**

(d) **Application No:** EPF/0883/19 **Officer:** Francis Saayeng
Applicant Name: Mr P Milazzo
Location: Silverdale Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Change of use and partial conversion of existing packing shed to provide accommodation for 7 Nursery Workers, including the provision of communal facilities.

Resolved – no objection but if permission is granted it be subject to the following conditions:

- i) **The accommodation must be used by Nursery workers employed on the site.**
- ii) **An external recreational area is provided for the workers.**
- iii) **Any caravans on the site are to be removed.**

(e) **Application No:** EPF/0712/19 **Officer:** Francis Saayeng
Applicant Name: Mr Matthew Treglohan
Location: Shadbrook, Middle Street, Nazeing, Waltham Abbey, EN9 2LQ

Proposal: Installation of a vehicular crossing. Construction of a new front & side walls incorporating new automated gates.

Resolved – no objection.

(f) **Application No:** EPF/0798/19 **Officer:** Caroline Brown
Applicant Name: Mrs Maureen Coleman
Location: Belchers Farm, Belchers Lane, Nazeing, Waltham Abbey, EN9 2SA

Proposal: Proposed extension of an existing stable block to create a new garage. Reshape & resurface of existing drive/parking area & install linear drainage channels. Replace entrance gates to the drive & construct new brick piers. Re-lay path to the side of the garden & front door, re-shape plant borders & construct a low retaining wall & steps.

Resolved – no objection.

(g) **Application No:** EPF/0265/19 **OUT Officer:** Caroline Brown
Applicant Name: Mrs L Keeling
Location: land adj. to Ninnings, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Outline application for erection of up to x7 no. dwellings with new vehicular access.

It was noted that a number of letters of objection have been received from residents on this application. Cllr Joslin explained that the land is in the Green Belt and Conservation Area and that the application is based on limited infill.

A resident was concerned that the proposed development is not infilling and it is not identified by EFDC in the Local Plan as a site for residential development. Further the density of the housing proposed is much greater than the surrounding housing. It would be preferable for brownfield sites to be developed.

Another resident was concerned about drainage/sewage issues. In the past there have been problems with blocked drains and if more development takes place in Middle Street issue would be exacerbated.

Another resident pointed out that the site is in the Green Belt and also the Conservation Area. This resident also expressed concern about drainage issues and mentioned that there is no footway along the frontage of the site.

Following discussion on the application, it was proposed that the Council should object to the application as it is in the Green Belt and Conservation Area, it is between two listed buildings, it has no provision for affordable housing, it is not limited infill, there are potential drainage issues, there is no footway and it is not an allocated site in EFDC's Local Plan. Six Cllrs voted in favour of the proposal to object and three Cllrs abstained.

Resolved – to object to the application on the grounds that it:

- i) Is inappropriate development in the Green Belt (Policy GB2A Development in the Green Belt) and contrary to the provisions of the National Planning Policy Framework (NPPF).**
- ii) Is inappropriate development in the Nazeing Conservation Area (Policy HC6 Character, Appearance and setting of Conservation Areas).**
- iii) Is between two listed buildings (Policy HC12 Development affecting the setting of listed buildings).**
- iv) Has no provision for affordable housing.**
- v) Is not limited infill.**
- vi) Has potential drainage issues.**
- vii) There is concern about pedestrian safety as there is no footway alongside the proposed development.**
- viii) Is not an allocated site in EFDC's Local Plan.**

In the event that the application is referred to Committee, the Council would wish to attend the meeting and make representations.

16. New Licence Application: The Barns Lodge Farm Epping Road Epping Green Epping Essex CM16 6FS

EFDC are inviting the Council to make any comments or representation. The premises is for wedding and events with use of an outside area. It is an application for a premises licence for live music, recorded music, provision of late night refreshment and supply of alcohol.

Cllr Joslin explained the extent of the request of the licence is for seven days a week from mid-day until midnight. There was concern raised by some of the Cllrs regarding the late hour when performances will conclude which could conceivably occur on any or every day of the week.

It was resolved to advise EFDC that the Council is concerned about noise from the property, as previously, the Council had received complaints from residents regarding noise from The Sun Inn Public House. Consequently, the Council would request that if the licence is granted, it is subject to a condition that it is reviewed yearly, in order to address any potential complaints.

It was noted that Cllr Smith departed from the Council meeting during this item.

17. Amenity Matters:

a) It was resolved to use Parkguard to patrol Elizabeth Close Play Area / Fields, the same instructions as last year, with patrols starting on 24/06/19 for 1 hour spread

over a week for 13 weeks (until 22/09/19). Cost is £585 + VAT. It was resolved that Cllrs Billingham, Clarke and the Clerk will receive the Parkguard reports.

b) Tree saplings are available from London Stansted Airport to celebrate Biodiversity Week. Cllr Clarke has contacted Steve Mayhew (Arboricultural Officer at EFDC), to see if the saplings could be planted at the Hoe Lane / Palmers Grove open space. Steve is seeking permission from EFDC as EFDC is the landowner and he has advised that if permission is granted, EFDC will plant the trees.

18. Financial Matters:

a) It was resolved to authorise:

i) Payments totalling £6,021.29.

ii) Transfer of £10,000 between bank accounts.

The Financial Summary for May 2019 was approved and signed by the Chairman. It was noted Cllrs Billingham & Clarke will set up & approve direct credits this month.

Action Cllrs Billingham & Clarke.

b) There are no concerns with Council's banking arrangements, including the bank mandate and it was resolved that no changes are required.

c) A revised date of 23/05/19 for the Internal Audit was noted.

19. Councillor's details on the Nazeing PC Website.

Following an incident of identity theft, EALC and EFDC were approached for advice, which has been circulated. EALC obtained advice from NALC who recommend the use of Council email addresses rather than personal ones and the Council should ensure that personal information of Cllrs on its website is kept to the minimum necessary for residents to have access to the Cllrs. In addition, EFDC advised that a Cllr's address must be in the public domain unless otherwise authorised by the monitoring officer and for exemption, they must have a strong legal or personal reason.

It was resolved to set up an email address for each Cllr and Cllr Billingham will investigate. **Action Cllr Billingham.** It was also resolved to advise EFDC / monitoring officer that Nazeing require an exemption for all Cllrs due to the identity theft and that the Council's postal address will be used instead.

20. Clerks Report. LE

Report circulated before the meeting, no questions raised.

21. Reports from Councillors who have attended other meetings.

None.

22. EFDC Economic Plan - 'Nurturing Growth'

The Economic Development Strategy Public Consultation document from EFDC. Details circulated before the meeting. To consider if the Council would like to comment. It was resolved to C/F to the Planning meeting on 30/05/19.

23. Correspondence.

a) Bus Transport meetings in June, including at Epping on 13/06/19. Cllr Billingham will attend the meeting.

b) Epping Digital Inclusion Interactive Workshop on 30/05/19 at EFDC. No one has offered to attend, however the Clerk proposed that Cllrs use the link to consider if they would like to attend the workshop and then sign up.

24. Information Items and other items for next agenda:

None.

25. Posting on Social Media (Facebook).

The appropriateness of a Councillor’s recent posting on social media (Facebook) was considered. Cllr Arnold posted on Nazeing Information & Sharing Facebook page about the funds from the Total Site and asked residents what they would like the money spent on. There was concern as no decision had been made by the Council regarding the funds from the Total Site and there are restrictions on what this money could be spent on.

Cllr Clarke proposed that due to the sensitive nature and possible confidentiality of this matter, that it be should be discussed in a closed session. The Clerk advised that it is not a matter that can be considered in a closed session.

Cllr Clarke proposed that either the posting is retracted or an apology is made. This was seconded by Cllr Billingham. Two Cllrs were in favour, five Cllrs were against and one Cllr abstained. The proposal was therefore rejected.

No further proposal was made and no further steps agreed by the Council.

26. Date of next meeting of Full Council. 27th June 2019.

Closed 10:20pm.

Signed by the Chairman:

Date: