

## NAZEING PARISH COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 11th July 2019 at 7:30pm at St Giles Hall, Nazeing.

**Members present:** Cllrs Joslin (Chairman of the Planning Committee), Benton, Clarke, Clarkson, Billingham, Frydrych, Smith, Warwick.

**Also present:** 4 members of the Public.

It was agreed that Cllr Clarke would take minutes for the meeting.

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

Cllr Joslin welcomed everyone to the meeting.

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

Cllrs Arnold, Carter, Shorter. Not present: Cllrs Skipper, Stock.

#### **3. Public participation:**

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

#### **4. Declarations of Interest:**

Cllr Frydrych declared a non – pecuniary interest in items 6b, 6c & 6d and stated that he would not vote on these items.

#### **5. Approval and signing of minutes:**

The minutes of the Planning Committee meeting held on 13th June 2019 were approved and signed by the Chairman of the Council, with no amendments, since Cllr Joslin had not attended the meeting of 13th June 2019.

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

**a)** No closed Enforcement Cases have been received since the end of March.

**b)** The following enforcement appeal was considered:

**Application No:** ENF/0067/18      **Officer:** Clare Munday      **Applicant Name:** Mrs Denise Spencer

**Site Address:** Land adj to Moss Nursery, Sedge Green, Roydon, Essex, CM19 5JR

**Details of Appeal:** Without planning permission the material change of use of the land from agricultural to residential use including the stationing of mobile homes/caravans for residential use

**Reason for Appeal:** Against an Enforcement Notice

**Appeal Type:** Public Inquiry

**Resolved –**

**The Parish Council resolved to unanimously support the Appeal for the following reasons:-**

**It is well known within Nazeing that the Spencer family have occupied the land for over 50yrs with caravans / mobile homes sited thereon.**

**The Appellant was granted planning permission in 2004, and 2013 for mobile homes on the site (6) in total. (EPF 2200/04; EPF/0258/13)**

**In recent years the family have cleared and enhanced the land that had become derelict and unsightly.**

**The Parish Council believes that future generations of the family should be afforded the opportunity to continue living on the site.**

**The Parish Council would like it noted that the information appearing on the agenda is as per that sent to the Council by EFDC planning Dept. which contains a typing error of name for this item i.e. E.Jones ; the correct name should be Mrs Denise Spencer. Further, according to the formal notice the Appeal is to be decided on the basis of a Public Inquiry.**

**c)** The following enforcement appeal was considered:

**Application No:** ENF/0402/17

**Officer:** Clare Munday

**Applicant Name:** Mr E Jones

**Site Address:** Hosanna Lodge, Sedge Green, Nazeing, Waltham Abbey, Essex, EN9 2PA

**Details of Appeal:** Without planning permission the material change of use of the land from agricultural to residential use including the stationing of mobile homes/caravans for residential use

**Reason for Appeal:** Against an Enforcement Notice

**Appeal Type:** Public Inquiry

**Resolved –**

The Parish Council resolved to object unanimously to the Appeal for the following reasons:-

Whilst the Council believes that the Appellant owns the land in question –

That no planning permission has ever been granted to change the use of land from agricultural to the stationing of caravans or mobile homes.

The highways agency have cited the access to the site as unacceptable, due to safety concerns.

The site has been designated in EFDC Local Plan as Industrial use.

**d)** The following planning appeal was considered:

**Application No:** EPF/3249/17

**Officer:** Clare Munday

**Applicant Name:** Msrrs Jones

**Site Address:** Land adj to Moss Nursery, Sedge Green, Roydon, Essex, CM19 5JR

**Proposal:** Change of use of land to a Gypsy and Traveller caravan site consisting of 2 no. pitches each containing 1 no. mobile home, 1 no. touring caravan, car parking, shed, amended access.

**Reason for Appeal:** Against a Refusal

**Appeal Type:** Public Inquiry

**Resolved –**

The Parish Council resolved to object to the Appeal for the following reasons:-

(i) It is inappropriate development in the Green Belt contrary to EFDC local policy (GB2A-development in the Green Belt) and there are no special circumstances demonstrated (Policy H10A -Gypsy Caravan Sites)

(ii) It is contrary to the (NPPF)

(iii) It is not in accordance with the Submission version of the EFDC Local Plan. Policy SP2 sets out the approach of the District Council to Traveller sites in the District and allocations for further allocations

(iv) The proposed development is contrary to Government guidelines in relation to concentrations of Traveller sites

(v) The Parish of Nazeing has a high concentration of Traveller sites, probably more than any other parish in the Epping Forest District. According to the EFDC Public Register of Licensed Gypsy Sites dated May 2017:-

The total number of Sites in the District is 26; in Nazeing – 10; in Roydon Parish, adjoining Nazeing – 9; In the remainder of the District - 7.

Number of Pitches:- in the District – 105; In Nazeing – 65; in Roydon – 33; Total number in remainder of the District – 7.

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

(a) **Application No:** EPF/1469/19

**TRE Officer:** Robin Hellier

**Applicant Name:** Mr Onur

**Location:** Inglenook, Epping Road, Nazeing, Waltham Abbey, EN9 2DH

**Proposal:** TPO/EPF/22/82. T1: Oak - Crown reduce by up to 2.5m, as specified.

**Resolved –** The Parish Council requests that the application is referred to the District's Tree Officer in order to ensure that no damage is caused to the tree.

(b) **Application No:** EPF/1414/19

**CLD Officer:** Francis Saayeng

**Applicant Name:** Messrs S & V Vasile

**Location:** Virosa Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

**Proposal:** Application for a Lawful Development Certificate for an existing use of building as two single dwelling houses.

**Resolved – The Council resolved to have no Objection to the application:- provided that the applicant can provide credible evidence of residential use for the required number of years.**

- (c) **Application No:** EPF/1415/19 **CLD Officer:** Francis Saayeng  
**Applicant Name:** Messrs S & V Vasile  
**Location:** Virosa Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

**Proposal:** Application for a Lawful Development Certificate for an existing use of land for stationing x3 no. caravans for residential occupation (caravans C,D & E).

**Resolved – The Parish Council resolved to have no objection to the granting of a C.L.D. provided that the applicant can provide credible evidence that meets the necessary criteria for the Certificate. The caravans are of a very dilapidated appearance, suggestive of long term residential use, and it appears that the caravans are used for housing agricultural workers.**

- (d) **Application No:** EPF/0543/19 **Officer:** Zara Seelig  
**Applicant Name:** Mrs Maryanne Proctor  
**Location:** Fourways, 22 Highland Road, Nazeing, Essex, EN9 2PT

**Proposal:** Single storey rear extension with first floor fenestration alterations.

**Resolved – The Parish Council resolved to have No objection to the proposal.**

- (e) **Application No:** EPF/1377/19 **Officer:** Zara Seelig  
**Applicant Name:** Mr & Mrs Tony Wells  
**Location:** 27 Shooters Drive, Nazeing, Waltham Abbey, EN9 2QA

**Proposal:** Proposed first floor extension including raising of roof height & introduction of x4 no. dormer windows.

**Resolved – The Parish Council resolved to have no objection to the proposal provided that any ‘overlooking windows’ are of obscured glazing.**

- (f) **Application No:** EPF/1470/19 **CLD Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mrs Emma Evans  
**Location:** Eastside Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JQ

**Proposal:** Application for a Lawful Development Certificate for an existing use of two caravans on nursery site.

**Resolved – The Parish Council resolved to have No objection to the proposal, subject to the necessary evidence being provided by the applicant that meets C.L.D. criteria.**

- (g) **Application No:** EPF/0420/19 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Peter Di Maria  
**Location:** Presdale Farm Nurseries, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Erection of a new glasshouse.

**Resolved – The Parish Council resolved to have No Objection to the application, on the condition that the applicant installs the necessary infrastructure to satisfy the E.A and SUDS requirements for managing surface water resulting from the glasshouse production activities.**

- (h) **Application No:** EPF/1457/19 **Officer:** Caroline Brown  
**Applicant Name:** Mr & Mrs C & L Ferraro  
**Location:** The Conifers, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HJ

**Proposal:** Demolition of existing bungalow and erection of a replacement dwelling. (Revised application to EPF/0275/19).

**Resolved – The Parish Council resolved to have No Objection to the application. This was proposed by Cllr Frydrych and seconded by Cllr Benton.**

- (i) **Application No:** EPF/1533/19 **Officer:** Alastair Prince  
**Applicant Name:** Mr Alan Bassett  
**Location:** Croft, Middle Street, Nazeing Waltham Abbey, EN9 2LD

**Proposal:** Proposed single storey side extension.

**Resolved – The Parish Council resolved to have No Objection to the application. This was proposed by Cllr Frydrych and seconded by Cllr Clarkson.**

(j) **Application No:** EPF/1578/19 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Gabriel Gregorio  
**Location:** Unit 1, CWS Nursery, Hoe Lane Nazeing, EN9 2HU

**Proposal:** Construction of a single rectangular block of glasshouses of 2496m<sup>2</sup> with ancillary service area of 177m<sup>2</sup> with a ridge height of 7.1m.

**Resolved – The Parish Council resolved to have No Objection to the application but would require the development to take proper consideration of the PROW near to the site, and ensure it is not adversely affected by any construction work; And that appropriate measure are also taken in terms of sustainable drainage (SUDS).**

**Proposed by Cllr Frydrych, seconded by Cllr Billingham**

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

(k) **Application No:** EPF/1553/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mrs Marcetic  
**Location:** Burleigh House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for Approval of Details Reserved by Condition 10" dusk and dawn surveys for bats" for EPF/2271/16. (Demolition of existing commercial buildings & erection of x6 no. four bedroom detached dwellings).

**Resolved – No Comment**

(l) **Application No:** EPF/1554/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mrs Marcetic  
**Location:** Burleigh House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for Approval of Details Reserved by Condition 4 "Phase I Habitat Survey" for EPF/2047/17. (erection of x5 no. detached residential dwellings).

**Resolved – No Comment**

**8. Amended Planning Application:** The following application was considered:

**Application No:** EPF/1060/19 **Officer:** Francis Saayeng  
**Applicant Name:** Mr James Mathison  
**Location:** 24 John Eliot Close, Nazeing, Waltham Abbey, EN9 2NZ

**Proposal:** Proposed addition of a timber prefabricated first floor and pitched roof to an existing brick built garage for use as a home office. \*\*\* Amended/Application/Description \*\*\*

**Resolved – No objection.**

**9. Adjacent Authority Planning Applications:**

East Herts Council and Harlow Council have advised Epping Forest District Council of the following. The following applications were considered:

**a)** Outline Planning Permission with all matters reserved apart from external vehicular access for a mixed use development of up to 8,500 homes for a part of the Gilston Area (Reference 3/19/1045/OUT);

**b)** Detailed Planning Permission for alterations to the existing Fifth Avenue bridge (Reference 3/19/1046/FUL);

**c)** Detailed Planning Permission for erection of a new road, pedestrian and cycle bridge (Reference 3/19/1051/FUL) and Listed Building Consent for works to Fiddlers Brook Bridge (Reference 3/19/1049/LBC).

Some discussion took place about the 3 applications, involving East Herts. District Council, EFDC, and Harlow Town Council. Various concerns were raised e.g. that the development, being part of the wider Gilston Garden Town development e.g. is on Green Belt land alongside a significant expanse of the A414, stretching from Eastwick to Sawbridgeworth. Various villages now part of this landscape will be absorbed into the wider expanse of housing and related infrastructure. Cllr Clarke outlined the main issue for Nazeing i.e. that of traffic volumes likely to impact on the wider local road network. This had formed part of evidence submitted to the Rattys Lane Public Inquiry, a year ago – into Rattys Lane Incinerator Planning Application. It was resolved that Cllr Clarke would prepare a concise consultation response to the applications on behalf of the Parish Council. **Action Cllr Clarke.**

#### **10. Consultation on revised Statement of Community Involvement (SCI):**

The revised SCI reflects recent changes to planning regulations, including a requirement to review the SCI every five years. To consider if the Council would like to comment, consultation ends 13/08/19.

**It was resolved to carry this item forward to the next meeting on 1/8/2019**

#### **11. Internet Access:**

The Scout Hut does not have internet access; To authorise the purchase of mobile broadband, including the device, at a cost of £5/month +VAT, based on a 24 month contract with BT.

Discussion took place about the need for an internet device to facilitate future presentation of planning applications;

Cllr Joslin proposed that the Council support the purchase of such a device, as in his view this was the best solution. There was varying support for this proposal due to the unknown quality of the device and its effectiveness, with the possibility of needing to purchase another, should it prove unsatisfactory, and the risk of becoming committed to a 2yr contract

Cllr Billingham recalled the poor reception and ineffective performance of previous devices. Cllr Clarke expressed the view that for other Councils- from her observations – it was the role of the clerk /employed officer to prepare planning presentations, and not Cllrs. The perceived need for the device is very much part of deciding at which venue would be the best for meetings, bearing in mind that the Scout Hut is rarely available before 8pm – thus making FCMs in particular very late finishing. It is not good practice to manage the Councils meetings in this way. To this end Cllr Clarke had provisionally booked St Giles Hall for the remainder of the years FCMs with a view to deciding whether future meetings of the Council should be held at St Giles or the Scout Hut.

Cllr Joslin proposed that the Council purchase a device, as per details above;

Cllr Clarke counter-proposed that the matter be deferred to the next FCM, and be discussed as part of the wider issue of how and where planning presentations should be managed.

Three Cllrs voted in support of Cllr Joslin's proposal and 5 against it. The proposal was therefore defeated.

Following the vote, Cllr Joslin declared that the issue was decided; Cllr Billingham brought it to Cllrs attention that if there was no vote on Cllr Clarke's counter-proposal, to defer the matter, then it could not then be approached for discussion for another 6mths (S.O 10).

Cllr Joslin declined to take a vote on Cllr Clarke’s proposal, and declared the item resolved.

Cllr Joslin then advised the meeting that mobile broadband and the device had in fact already been ordered by the Parish Clerk. However, as this had been done without prior authorisation of the Council, he was prepared to pay the costs of the device, as detailed above.

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

**a)** Cllr Clarke related the issue of the impending closure of Nazeing Road whilst the river bridge is repaired later this month. This is the period 25<sup>th</sup> July – 21<sup>st</sup> August. Some residents had received notifications from Herts. C.C Highways that old Nazeing Road has been designated a one way road for the duration of the closure i.e. in the direction from Broxbourne Station to Crownfield /Riverside. A resident had contacted the Council with suggested measures to help manage this closure. And Cllr Clarke had been in contact with Cllr Bassett and Essex C.C Cllr Anthony Jackson for more information as to whether it was possible to reverse the one way route within the very short timescale remaining.

**b)** Cllr Billingham advised the meeting that a mail drop had been carried out throughout Nazeing advertising a “Public Exhibition” for the proposed new development on the Nazeing glassworks Site. The exhibition is to be held at St Giles Hall on Thursday 18<sup>th</sup> July 2019, 3pm – 7pm

**Action Cllr Billingham to forward a copy of the leaflet to all Cllrs.**

It was noted that Cllr Warwick left the meeting at 9.30pm & Cllr Frydrych left the meeting at 9.50pm.

**13. Date of next Planning Committee meeting. 1st August 2019.**

Meeting closed at 10pm.

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

**Date:** .....