

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 30th May 2019 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Clarke (Chairman of the Council), Benton, Billingham, Carter, Frydrych, Smith.

Also present: Lorraine Ellis (Clerk), 6 members of the Public.

1. Welcome and Introductions:

Cllr Clarke, the Chairman of the Council, welcomed everyone to the meeting and asked Cllrs to introduce themselves.

2. Apologies for absence:

Cllr Arnold, Joslin, Skipper.

3. Public participation:

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

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 11th April 2019 were approved and signed by the Chairman of the Council with no amendments.

6. Request to use Football Pitch at Bumbles Green Leisure Centre.

The Council had received a request to use the pitch on a Thursday evening between 6 and 7pm in the summer months, to start some training for some local boys and girls interested in football. However, this is no longer required as an alternative venue has been found.

7. Proposed residential development of Middlebrook Farm, Hoe Lane, Nazeing

Dean Williamson (Director, LW Developments Ltd) and Lee Williamson (Owner, LW Developments Ltd) both thanked the Council for allowing them to present to the Council. Dean Williamson informed the Council that LW Developments Ltd is a local family run company based in Broxbourne. Lee Williamson advised that the owner of the site manages the Middlebrook Farm estate, however, the commercial sites are not sustainable. So the owner is looking to development the site residentially, as the neighbouring sites have / are being developed for residential housing.

Dean Williamson covered the size of the proposed development, which consists of 33 houses consisting of 3 bed and 4 bed homes with 40% as affordable housing. Dean has spoken to Graham Courtney (Senior Planning Officer at EFDC) and obtained pre-application advice. Dean covered the potential issues of development in the Green Belt and also the issues facing the current commercial site. A number of other assessments have been carried out and Dean believes any issues identified raised can be overcome.

Lee Williamson explained that affordable housing can also be "Help to Buy" housing.

Cllr Frydrych suggested introducing traffic calming on the road from Hoe Lane to the proposed development site. Cllr Billingham informed the developers that Ridge House does not have planning permission, that it had recently been refused. Cllr Frydrych thanked Dean and Lee for presenting the development proposal to the Council

8. Enforcement Notices/Appeals:

a) The following closed Enforcement Cases were noted (01/01/19 to 31/03/19):

Reference	Address	Breach	Result
ENF/0645/18	Lakeside Nursery, Paynes Lane Nazeing, Waltham Abbey, EN9 2EU	2 buildings converted for nursery workers	2
ENF/0642/18	30 Great Meadow, Broxbourne, EN10 6RP	Extension not as EPF/1967/18 built higher	4
ENF/0643/18	Leaside Industrial Park, Sedge Green, Nazeing, Waltham Abbey, EN9 2BF	17 units approved under EPF/2319/14 now applying for postal address for unit 18	2
ENF/0512/18	St Leonards Farm, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HG	Breach of conditions of EPF/0196/09 working hours	3
ENF/0063/17	Holmsfield, Meadgate Road, Nazeing, Waltham Abbey, EN9 2PA	Engineering works on site leading to lake	2
ENF/0080/19	3 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX	Decking installed up to height of 4 foot	2b

Result: 2 - No Breach of Planning Control revealed, 2b – Time Immune,
3 – Breach ceased, 4 – Not Expedient to take Enforcement Action

b) No appeals have been received since the last meeting.

At this point, Cllr Frydrych (Vice Chairman of the Planning Committee) took the Chair.

9. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0890/19 **Officer:** Alastair Prince
Applicant Name: Lignacite Ltd
Location: Meadgate Works, Meadgate Road, Nazeing, Waltham Abbey, EN9 2PD

Proposal: Application for a Lawful Development Certificate for Existing hours of use of the site from 05.00am-12.00am Monday to Saturday.

There was some discussion regarding the previous planning application on hours of use at the site. The Council believes that the site has previously had enforcements raised against it.

Resolved – object to the application on the grounds that

- i) The evidence provided by the applicant is not compelling,
- ii) EFDC has statements from residents that the site has been in breach of its current hours of working conditions,
- iii) The existing hours of use at the site have not been for 10 years,
- iv) The roads near the site are narrow and not suitable for the HGVs used by the Lignacite business, a number being curved, so forward visibility is poor causing vehicles to slow down at a number of points {from Highways Feasibility Study 2018},
- v) At Sedge Green, where the site is located, there are tight bends at the Western end which two oncoming HGVs struggle to manoeuvre - this results in congestion in an area with residential properties {from Highways Feasibility Study 2018},
- vi) There is a loss of amenity for the neighbours Policy DBE 9 {Loss of Amenity notably noise and increase in air pollution},
- vii) In addition to vi) above, a regularisation of the hours requested would exacerbate this negative impact, not only along Sedge Green, but along North Street and Dobbs Weir Road. These routes being the most likely to be used by the additional vehicles over the prolonged hours applied for.

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

- (b) **Application No:** EPF/0298/19 **Officer:** Alastair Prince

Applicant Name: Mr Laurence Hamilton
Location: 15 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

Proposal: Proposed extension & conversion into x4 no. self-contained flats.

It was noted that one letter of objection has been received. There was some discussion on the proposed development and concern about more cars in Pound Close, as the Council continually receives complaints from residents regarding poor parking in the area.

Resolved – object to the application on the grounds that

- i) It is overdevelopment Policy CP7 {specifically “new development in all urban areas which results in overdevelopment, unsympathetic change or loss of amenity will not be permitted},
- ii) Insufficient parking has been provided, as there could be a minimum of eight additional cars,
- iii) The additional cars would park around Pound Close and that could impact emergency vehicles / refuse lorries accessing Pound Close,
- iv) In addition, the existing parking problems would be exacerbated,
- v) The proposed development is not in keeping with the street scene Policy DBE1 {design of new buildings},
- vi) The subdivision / conversion into flats could create an undesirable precedent Policy DBE11 {sub-division of properties}.

If permission is granted it be subject to a condition that should it be necessary to re-position the street light outside the property, the applicant is responsible for all the associated costs and liaising with the appropriate companies.

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

(c) **Application No:** EPF/0852/19 **Officer:** Graham Courtney
Applicant Name: Miss Rossella Castellana
Location: 8 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Proposed demolition of an existing detached dwelling & garage with the erection of a new 2 storey detached dwelling.

Resolved – no objection.

(d) **Application No:** EPF/1079/19 **Officer:** Francis Saayeng
Applicant Name: Mr Robert Pilcher
Location: Shadwalkers, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Proposed annexe/replacement outbuilding.

Resolved – no objection providing

- i) The District Council’s Conservation Officer is content with the development in the conservation area and also as it is in the curtilage of a listed building.
- ii) If permission is granted, the Council would request that it should be subject to the following conditions:
 - (1) The annexe/replacement building cannot be occupied as a separate dwelling and
 - (2) The annexe/replacement building to remain as an annexe/replacement building to the house and not sold as a separate dwelling.

(e) **Application No:** EPF/1093/19 **LBA Officer:** Francis Saayeng
Applicant Name: Mr Robert Pilcher
Location: Shadwalkers, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Grade II Listed Building Application for a proposed annexe / replacement outbuilding.

Resolved – the Council noted the proposed development is a positive enhancement to the site and the proposed annexe / replacement building is unobtrusive and the Council has no objection providing

- i) The District Council’s Conservation Officer is content with the development in the conservation area and also as it is in the curtilage of a listed building.
- ii) If permission is granted, the Council would request that it should be subject to the following conditions:
 - (1) The annexe/replacement building cannot be occupied as a separate dwelling and
 - (2) The annexe/replacement building to remain as an annexe/replacement building to the house and not sold as a separate dwelling.

(f) **Application No:** EPF/1102/19 **HDR Officer:** Francis Saayeng
Applicant Name: Mr Russell Smithers
Location: 119 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Proposed single storey rear extension.

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

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

(g) **Application No:** EPF/1139/19 **CLD Officer:** Francis Saayeng
Applicant Name: Mrs Cheryl Wade
Location: 12 Banes Down, Nazeing, Waltham Abbey, EN9 2NU

Proposal: Application for a Lawful Development Certificate for a proposed single storey rear extension.

Resolved – no comment.

(h) **Application No:** EPF/1265/19 **PDE Officer:** Sukhvinder Dhadwar
Applicant Name: Mrs Emma Pope
Location: 139 Old Nazeing Road, Nazeing, EN10 6RF

Proposal: Prior approval for a part 6 metre, and part 8 metre deep single storey rear extension, height to eaves 2.649 metres and maximum height of 4 metres.

Resolved – no comment.

10. EFDC Economic Plan - 'Nurturing Growth'

The Economic Development Strategy Public Consultation document from EFDC. The Council believes that it is not relevant for the Council to comment on this type of document.

11. Information Items and other items for next agenda:

a) Cllr Smith advised that the Nazeingberries Association are having their monthly lunch on 04/06/19 at the King Harold's Head, Cllrs are welcome to attend.

b) Cllr Frydrych advised that he has visited a resident who has issues with the road surface on Middle Street (following re-surfacing) and also concern regarding the number of HGVs going through Nazeing. Cllr Frydrych believes that the resident should not be targeting one particular company. Following Cllr Frydrych's visit, the resident will be writing to the Council.

12. Date of next Planning Committee meeting. 13th June 2019, 8pm.

Meeting closed 8:40pm.

Signed by the Chairman:

Date: