

## NAZEING PARISH COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 13th June 2019 at 8pm 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), 3 members of the Public.

#### 1. Welcome and Introductions:

Cllr Clarke, the Chairman of the Council, explained the format with respect to chairing of the meeting, welcomed everyone to the meeting and asked Cllrs to introduce themselves.

#### 2. Apologies for absence:

Cllrs Arnold, Joslin, Skipper.

#### 3. Public participation:

Cllr Clarke proposed that participation would be included at the appropriate item and if residents wanted to speak on an item, they should raise their hand.

#### 4. Declarations of Interest:

None.

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

The minutes of the Planning Committee meeting held on 30th May 2019 were approved and signed by the Chairman of the Council with no amendments.

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

#### 6. Enforcement Notices/Appeals:

- a) No closed Enforcement Cases have been received since the end of March.
- b) No appeals have been received since the last meeting.

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

- (a) **Application No:** EPF/0948/19 **Officer:** Alastair Prince  
**Applicant Name:** Mrs Maria Tahsin  
**Location:** Perry View, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

**Proposal:** Addition of x2 no. gates to the existing carriage driveway.

**Resolved – no objection.**

- (b) **Application No:** EPF/1000/19 **CLD Officer:** Corey Isolda  
**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 a caravan on nursery site.

**Resolved – no objection.**

- (c) **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 & pitched roof to an existing brick built garage for use as a home office.

To note that a resident had called the Clerk with their concern about the application however no letter was received by the Council before the meeting.

**Resolved – in principle the Council has no objection. The Council noted that the proposed development design is questionable, it is an unusual structure. The Council is concerned that the applicant may have already started the development and consequently requests that the Planning and Enforcement Officers undertake a site visit. There appears to be some confusion and concerns as to which garage the application is proposed for, as there are two garages at the dwelling. There appears to be no information to suggest that planning permission has been granted for the garage furthest from the dwelling.**

It was agreed that the Council would send photographs of the site to EFDC.

(d) **Application No:** EPF/1221/19 **Officer:** Caroline Brown  
**Applicant Name:** Mr Wellington Andrade  
**Location:** 67 Western Road, Nazeing, Waltham Abbey, EN9 2QH

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

**Resolved – no objection.**

(e) **Application No:** EPF/1114/19 **Officer:** Natalie Price  
**Applicant Name:** Mr J Colletti  
**Location:** Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

**Proposal:** Installation of CHP (combined heat and power) plant and equipment and retrospective alterations to approved glasshouse layout.

**Resolved – no objection.**

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

(f) **Application No:** EPF/1133/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Perry Gamby  
**Location:** The Chimes Nursery, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

**Proposal:** Application for Approval of Details Reserved by condition 18:"surface water drainage scheme" for EPF/1351/18. (Demolition of site buildings & redevelopment to provide x33 no. new homes).

**Resolved – no comment.**

(g) **Application No:** EPF/1170/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Perry Gamby  
**Location:** The Chimes Nursery, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

**Proposal:** Application for Approval of Details Reserved by condition 15:"measures to remediate" for EPF/1351/18. (Demolition of site buildings & redevelopment to provide x33 no. new homes).

**Resolved – no comment.**

(h) **Application No:** EPF/1293/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Perry Gamby  
**Location:** Chime Garden Centre, Old Nazeing Road, Nazeing, EN10 6RJ

**Proposal:** Application for Approval of Details Reserved by Condition 3:"documentary and photographic details of the types and colours of the external finishes" for EPF/1351/18. (Demolition of site buildings & redevelopment to provide x33 no. new homes).

**Resolved – no comment.**

(i) **Application No:** EPF/1164/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr R Bray  
**Location:** Bentons Farm, Middle Street, Nazeing, Waltham Abbey, EN9 2LN

**Proposal:** Application for Approval of Details Reserved by Conditions 7 "detailed remediation scheme" & 8 "verification report demonstrating the effectiveness of remediation" for EPF/0292/17. (Proposed erection of x4 no. detached four bedroom dwellings).

**Resolved – no comment.**

(j) **Application No:** EPF/1247/19 **CLD Officer:** Caroline Brown  
**Applicant Name:** Mr Stuart Gray  
**Location:** 12 Long Green, Waltham Road, Nazeing, Waltham Abbey, Essex, EN9 2LS

**Proposal:** Application for a Lawful Development Certificate for a proposed loft conversion with hip to gable extension & rear dormer with Juliet balcony, x3 no. roof lights & first floor rear extension.

**Resolved – no comment.**

(k) **Application No:** EPF/1261/19 **CLD Officer:** Jill Shingler  
**Applicant Name:** Nicolas Pegna  
**Location:** Red Cherries, 32 Tatsfield Avenue, Nazeing, Waltham Abbey, EN9 2HH

**Proposal:** Application for a Lawful Development Certificate for a proposed enlargement of an existing side dormer.

**Resolved – no comment.**

(l) **Application No:** EPF/1206/19 **DRC Officer:** Michael Johnson  
**Applicant Name:** Mr Kevin Ellerbeck  
**Location:** Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

**Proposal:** Application for approval of details reserved by condition 6 'Flood mitigation' of EPF/1956/17 (Erection of 4 no four bed houses and garages).

**Resolved – no comment.**

(m) **Application No:** EPF/1207/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Kevin Ellerbeck  
**Location:** Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

**Proposal:** Application for approval of details reserved by conditions 10 'Phase 2 contaminated land and 11'Remediation works' of EPF/1956/17 (Erection of 4no. houses).

**Resolved – no comment.**

(n) **Application No:** EPF/1208/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Kevin Ellerbeck  
**Location:** Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

**Proposal:** Application for approval of details reserved by condition 5 'Surface water disposal' of EPF/1956/17 (Erection of 4no. Houses).

**Resolved – no comment.**

(o) **Application No:** EPF/1209/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Kevin Ellerbeck  
**Location:** Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

**Proposal:** Application for approval of details reserved by condition 4 'Types and colours of external finishes' of EPF/1956/17 (Erection of 4no. houses).

**Resolved – no comment.**

(p) **Application No:** EPF/1128/19 **CLD Officer:** Corey Isolda  
**Applicant Name:** Ms Dawn Elsom  
**Location:** Elmscroft, 123a Old Nazeing Road, Broxbourne, Herts, EN10 6RF

**Proposal:** Certificate of lawful development for proposed single storey rear extension.

**Resolved – the Council requests that obscure windows are installed as necessary.**

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

**Proposal:** Prior approval application 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 – the Council requests that obscure windows are installed as necessary.**

**This is provided for information only, EFDC cannot accept comments on this application.**

(r) **Application No:** EPF/1214/19 **TPX Officer:** Julie Cottrell  
**Applicant Name:** Mrs B Lasmarr  
**Location:** Highcroft, Middle Street, Nazeing, Waltham Abbey, Essex, EN9 2LW

**Proposal:** Nazeing and South Roydon Conservation Area T1-T3: Leylandi - Fell.

**Resolved – no comment.**

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

**Application No:** EPF/2866/18 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr Tommy Breker  
**Location:** Rose Farm, Hamlet Hill, Roydon, Harlow, Essex, CM19 5JU

**Proposal:** Variation of condition 2 of planning permission approved under reference EPF/1345/15 (for the siting of a mobile home to replace existing mobile home, provision for standing for 2 touring caravans, retention of dayroom and part barn used as playroom/gym for permanent residential purposes) in order extend the permission to run for 3 more years. \*\*\*REVISED \*\*\*

There was some discussion by the Council concerning the high number of traveller sites in Roydon and Nazeing, compared to the remainder of the district. It was raised that there are discrepancies with the application regarding the time period. It was therefore proposed to have no objection to the application but to object if it is to extend to 5 years. All Cllrs voted in favour of the proposal and it was noted that Cllr Frydrych abstained.

**Resolved – It was noted that there are discrepancies between the application form which states “5 years” and the proposal which states “for 3 more years”. The Council would have no objection providing that it is to extend the permission to run for 3 years however the Council would object if it is to extend the permission to run for 5 years.**

**In the event that the application is referred to Committee, the Council would wish to attend the meeting and make representations. This will be in consultation with Roydon Parish Council.**

At this point, Cllr Clarke (Chairman of the Council) took the Chair.

### **9. Proposed Revised C392 Service:**

Epping Forest Community Transport (EFCT) are proposing to revise the C392 service to extend it into Harlow by reducing it in Hoddesdon (remove Rye Park stop). Having travelled on the C392, Cllr Clarke is aware that passengers have said that they would like the C392 to go to Harlow. EFCT have advised that they are consulting with the passengers regarding the proposed changes. The Council supports the proposed changes by EFCT.

### **10. Information Items and other items for next agenda:**

None.

### **11. Date of next Planning Committee meeting.** 11th July 2019, 8pm.

Meeting closed 8:40pm.

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

**Date:** .....