

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 1st August 2019 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 7 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Shorter, Skipper, Stock.

3. Public participation:

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

4. Declarations of Interest:

Cllr Frydrych pecuniary interest in item 7d.

Cllr Joslin non pecuniary interest in item 7d.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 11th July 2019 were approved and signed by the Chairman of the Planning Committee with no amendments. It was noted that Cllr Shorter had sent apologies to the Clerk, who was unable to advise the Chairman of the meeting, due to being on annual leave.

6. Enforcement Notices/Appeals:

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

b) The following planning appeal has been received:

Application No: EPF/1067/18 **Officer:** James Rogers

Applicant Name: Messrs John & James Wilkinson

Site Address: The Fencing Centre, Peck's Hill, Nazeing, EN9 2NY

Details of Appeal: Outline application for residential development for 33 dwellings all matters reserved except closure of existing access and creation of a new access point onto Pecks Hill.

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations

The applicant covered some of the recent history of the site with respect to the District Council's draft Local Plan and changes to that plan. He also explained the points on which the District Council have refused planning permission, which appeared not to make sense to him. Consequently he could not understand why planning permission had been refused.

Some Cllrs had a number of queries about the planning application, which were discussed. Cllr Billingham read the Council's resolution on the application (reference Planning Meeting 10/05/18).

Cllr Frydrych proposed to support the appeal and this was seconded by Cllr Carter. Cllrs Arnold, Smith, Frydrych, Joslin, Carter and Benton voted in favour of the proposal, Cllrs Clarkson, Clarke and Billingham voted against the proposal and it was noted that Cllr Warwick abstained. It was resolved to support the appeal and a letter is to be sent to the Planning Inspectorate.

c) A resident had asked for the Councils help regarding an enforcement case that has been closed although the resident believes the location is being used for

purposes that are not on the granted permission. At the meeting, the resident has asked that his request for help is withdrawn.

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/1643/19 **CLD Officer:** Francis Saayeng
Applicant Name: Mr S Cuffaro
Location: Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Application for a Lawful Development Certificate for Existing use of part of buildings A & B as dwelling houses.

Cllr Frydrych explained the layout and details of the site, covering aspects of both items 7a and 7b.

Resolved – no objection provided that credible evidence of residential use for the required number of years is submitted by the applicant.

- (b) **Application No:** EPF/1644/19 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr S Cuffaro
Location: Lakeside Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EU

Proposal: Change of Use of part of the existing building and extension of building to create x2 no. dwellings (Units C & D) for Nursery workers and the provision of amenity space.

Resolved – no objection providing

- i) The caravan presently on the site is removed on completion of the proposed development,
- ii) Amenity space is provided for the nursery workers,
- iii) If permission is granted a condition is imposed that the x2 no. dwellings are only used for workers employed by the nursery,
- iv) If the accommodation becomes a house in multiple occupation (HMO), the applicant / landlord must comply with all statutory obligations.

- (c) **Application No:** EPF/1626/19 **Officer:** Francis Saayeng
Applicant Name: Mr Costas Nicolaou
Location: Valley View, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU

Proposal: Proposed double storey side/rear extension, front porch extension, first floor front bay extensions & a loft conversion with roof lights.

Resolved – no objection.

- (d) **Application No:** EPF/1659/19 **Officer:** Alastair Prince
Applicant Name: Mr Mark Frydrych
Location: Tanglewood Lodge, Hoe Lane, Nazeing, EN9 2RJ

Proposal: Single storey rear extension to the existing annexe.

It was noted that Cllrs Joslin and Frydrych left the meeting for the duration of the discussion on this planning application.

Resolved – no objection.

- (e) **Application No:** EPF/1685/19 **Officer:** Zara Seelig
Applicant Name: Mr P Milazzo
Location: Leaside Industrial Park (Former Sedge Gate Nursery), Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Retention of x2 no. caravans for residential occupation.

Cllr Frydrych explained the layout of the site and that from a safety aspect, it seemed reasonable to move the caravans to the proposed new location.

Cllr Billingham had investigated the previous planning history of the site which states that the caravans are for workers of the site and that there is no longer a nursery on this site.

The applicant explained he was finding it difficult to obtain workers to work on his nursery and there is a need to provide accommodation.

Another resident believed that the caravans are not used for nursery workers.

Cllr Frydrych proposed no objection to the application but if permission is granted a condition is imposed that the x2 no. caravans are only used for workers employed by the nursery which is in common ownership with the site. This was seconded by Cllr Clarkson.

Cllrs Arnold, Carter, Clarkson, Frydrych, Joslin and Smith voted in favour of the proposal, Cllrs Billingham and Clarke voted against the proposal and it was noted that Cllr Warwick abstained.

Resolved – no objection provided that if permission is granted a condition is imposed that the x2 no. caravans are only used for workers employed by the nursery which is in common ownership with the site.

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

(f) **Application No:** EPF/1737/19 **TPX Officer:** Julie Cottrell
Applicant Name: Mrs Bowler
Location: Kormakitis, Belchers Lane, Nazeing, Waltham Abbey, EN9 2SA

Proposal: Nazeing & South Roydon Conservation Area. 29 x Leyland Cypress - Fell.

Resolved – the Parish Council requests that the application is referred to the District’s Tree Officer in order to ensure that there is no option but to fell the 29 trees.

8. Correspondence:

a) Notification has been received that the Secretary of State has refused the planning application for the Incinerator at Ratty’s Lane, Hoddesdon. **DJ**

Cllr Frydrych proposed that on behalf of the residents of Nazeing, to thank Cllrs Clarke & Joslin for all their time and effort that was spent on the Public Inquiry.

Cllr Joslin highlighted some points from the report. Unfortunately, the Inspector found that the need for the development outweighed all objections including the visual impact. The Inspector recommended permission for the application. However the decision of the Secretary of State was that the application was refused, the reason being that the proposed arrangements for the flow of traffic in Ratty’s Lane are unacceptable. It is open to the applicant to submit an appeal, but, it is understood that the applicant may be investigating alternative site/s.

b) Notification has been received from Epping Forest Community Transport that the application to vary the C392 route into Harlow has been accepted, from 02/09/19.

c) Nazeing Bridge Road Closure 25/07/19 to 21/08/19. To provide an update. **SC**

Cllr Clarke advised Cllrs of her communication with Hertfordshire Highways, Essex Highways and County Cllr Jackson since the closure of New Nazeing Road at the Glassworks Nazeing Bridge. An alternative diversion route suggested by Cllr Stock was supported by the Parish Council and County Cllr Jackson with some conditions. Hertfordshire Highways rejected this in favour of a one way route via Old Nazeing Road. Unfortunately, since this has been in place, various incidents of motorists ignoring the traffic signage and confrontational behaviour amongst the public was causing Hertfordshire Highways to seriously consider a full closure of Old Nazeing Road at the Railway bridge right turn.

Cllr Warwick to draft a letter, to be sent by the Clerk to both Essex and Hertfordshire Highways, to address the concerns about the road works and the poor communication to Essex residents & the Parish Council, particularly to hopefully improve communication for any future road works. **Action Cllr Warwick & the Clerk.**

d) Nazeing Glassworks Estate Redevelopment. The request for a presentation on the redevelopment at a future meeting was considered, however, it was resolved to

decline and to invite the applicant to speak at the meeting when the planning application is to be considered by the Council.

It was noted that Cllr Frydrych departed from the Council meeting at this point.

9. Financial Matters:

a) The payment of £450 to Amanda Palumbo for the annual maintenance and the overhaul of the website was retrospectively approved by the Council.

b) The street light on Old Nazeing Road at the junction with Green Lane was reported as faulty and may have been hit by lightning. It was resolved to retrospectively approve the replacement of this street light at a cost of £389 + VAT, as the light was irreparable. It will also be investigated if it is possible to claim against UK Power Network, as A&J Lighting reported a power surge to the light fitting.

c) There was concern that the new Council noticeboard was leaking. This has been reported by the Clerk, but she was unsure if it had been resolved. Payment to be held until Boldens Signs have confirmed that the noticeboard has or will be fixed.

It was resolved to authorise:

i) Payments totalling £6,741.84 includes Boldens Signs payment, with above caveat.

ii) Transfer of £7,000 between bank accounts.

The Financial Summary for July 2019 was approved and signed by the Chairman of the Planning Committee. It was noted Cllrs Joslin & Carter will set up & approve direct credits this month. **Action Cllrs Joslin & Carter.**

d) It was resolved to replace the street light outside Oak Lodge, Western Road at a cost of £389 + VAT, as the light is irreparable. The work to be scheduled when other street lights need investigating to avoid an additional call out charge.

e) It was resolved to approve the quote of £35 to cut the thistles on the allotments near to the public footpath, following a complaint received from a resident.

10. Presentation of Planning Applications/Appeals. SC

Cllr Joslin advised that previously, Cllr Billingham had produced a presentation on the planning applications which was displayed at the Council meetings but she has been unable to do so recently. Cllr Clarke stated that some Councils have a presentation produced by the Clerk and then this is displayed at the meeting. The other option is to access the Epping Forest District Council's website, as had been done prior to Cllr Billingham's planning presentation.

Cllr Joslin proposed that the EFDC's website is used to display planning applications at the meeting, as has been done in the past. The proposal was seconded by Cllr Carter. Four Cllrs voted in favour of the proposal and four Cllrs voted against the proposal. As it was a tie, the Chairman accordingly used his casting vote and the proposal was agreed. It was resolved to use the EFDC's website to display planning applications and to use a dongle device if the meeting venue does not have Wi-Fi.

Cllr Joslin advised that items 11 and 12 should be considered at Full Council meeting, as they are not matters for consideration according to the Terms of Reference of the Planning committee. Terms of Reference of the Planning committee to be circulated to all Cllrs.

11. Venue for Future Council Meetings. SC

To consider three proposals that either

i) All Council meetings are held at St Giles Hall or

- ii) All Full Council meetings are held at St Giles Hall and that Planning meetings are held at the Scout Hut or
- iii) All Council meetings are held at the Scout Hut.
Details circulated before the meeting.
C/F to next Full Council meeting.

12. Personnel Committee. SC

To consider the proposal for two Cllrs to join the Personnel Committee.

C/F to next Full Council meeting.

13. Information Items and other items for next agenda:

a) Cllr Carter advised that there has been a high police presence at Dobb’s Weir for the power plant protesters. Cllr Carter is concerned regarding the cost of the police presence and ultimately how much it may cost Nazeing and Epping Forest. Cllr Carter will submit a Freedom of Information request. **Action Cllr Carter.**

b) Cllr Carter is concerned that as you drive towards the traffic lights on St Leonards Road, the traffic lights are obscured due to overgrown trees. Essex Highways to be contacted about this issue.

c) Cllr Carter had been contacted regarding an alleged closed Public Right of Way (Footpath) on Middle Street and was enquiring if there was an update. Cllr Clarke advised that there was infact no Public Right of Way at the location and that the resident had been advised.

14. Date of next Planning Committee meeting. 12th September 2019.

Meeting closed 10pm.

Signed by the Chairman:

Date: