

## NAZEING PARISH COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 12th September 2019 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

**Also present:** Lorraine Ellis (Clerk), 2 members of the Public.

#### 1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

#### 2. Apologies for absence:

Cllrs Frydrych, Shorter, Smith, Stock, Warwick.

#### 3. Public participation:

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

#### 4. Declarations of Interest:

Cllr Clarkson non pecuniary interest in item 7g.

Cllr Skipper non pecuniary interest in item 7g.

Cllr Arnold pecuniary interest in item 7d and non pecuniary interest in item 7h.

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

The minutes of the Planning Committee meeting held on 1st August 2019 were approved and signed by the Chairman of the Planning Committee with no amendments.

#### 6. Enforcement Notices/Appeals:

It was noted that no closed Enforcement Cases or Appeals have been received.

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

- (a) **Application No:** EPF/1954/19 **Officer:** Francis Saayeng  
**Applicant Name:** Mr Perry Gamby  
**Location:** Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

**Proposal:** Application for Variation of Condition 2-"completed strictly in accordance with the approved drawings" for EPF/1351/18. (Demolition of site buildings & redevelopment to provide x33 no. new homes).

**Resolved – no objection.**

- (b) **Application No:** EPF/1981/19 **Officer:** Zara Seelig  
**Applicant Name:** Mr Stephen Day  
**Location:** 5 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

**Proposal:** Proposed single storey rear extension & a roof terrace.

**Resolved – no objection.**

- (c) **Application No:** EPF/2000/19 **Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr G Ferraro  
**Location:** C W S Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for Variation of Condition (additional proposed condition) for the erection of glasshouses (6.9ha) together with associated access roads, parking areas and balancing ponds.(Ref: EPF/2555/17).

**Resolved – no objection.**

(d) **Application No:** EPF/2016/19 **Officer:** Francis Saayeng  
**Applicant Name:** Mr T Arnold  
**Location:** Former Turkey Shed at Camps Farm, 4 Hoe Lane, Nazeing, Waltham Abbey, EN9 2RG

**Proposal:** Continued use of former Turkey Shed (Unit 4) for B8 storage purposes with ancillary office use & vehicle parking.

It was noted that Cllr Arnold left the meeting for the duration of the discussion on this planning application.

Cllr Joslin briefly covered some of the detail of the application, including that he saw no issue with the request to remove a time constraint on the application.

Cllr Billingham requested that no hazardous materials or chemicals are to be stored due to the proximity of the new residential development. All Cllrs were in favour of including this request as a condition.

**Resolved – no objection. If permission is granted, the Council would request that it should be subject to the following condition:-**

**No hazardous materials or chemicals are to be stored in the former Turkey Shed due to the proximity of the new residential development.**

(e) **Application No:** EPF/1813/19 **Officer:** Francis Saayeng  
**Applicant Name:** Mr Stephen Downes  
**Location:** Langridge Nursery, Valley Grown Nurseries, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX

**Proposal:** Application for Lawful Development Certificate for an Existing use of a dwelling house.

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

(f) **Application No:** EPF/2081/19 **Officer:** Robin Hellier  
**Applicant Name:** Robinson  
**Location:** Crown Hotel, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6QT

**Proposal:** TPO/EPF/30/82 (Ref: W1). T1: Cherry - 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 choice but to fell the tree.**

(g) **Application No:** EPF/1270/19 **Officer:** Sukhvinder Dhadwar  
**Applicant Name:** Mr J Piercey  
**Location:** Land at 2 Bentons Cottage, Middle Street, Nazeing, Waltham Abbey, EN9 2LN

**Proposal:** Proposed erection of four detached dwellings.

It was noted that Cllrs Clarkson & Skipper left the meeting for the duration of the discussion on this planning application.

The applicant advised that he had received pre-application advice from the District Council and he has taken the comments into consideration, by amending the application. In particular, the proposed new access would provide a better line of sight.

Cllr Billingham raised four points:

- i) She was unsure if the access would be acceptable to Essex Highways. The applicant advised that the access had been moved and would provide a good line of sight.
- ii) There is no footway to the development, which in a previous application considered by the District Council, was grounds for refusal.
- iii) The development is in the Green Belt and in the Conservation Area. She made the point that the gardens are in the Green Belt and are not on previously developed land. (Policy GB2A – Development in the Green Belt).
- iv) The development could not be considered to be infill, which in a previous application was grounds for refusal.

Cllr Clarke agreed with Cllr Billingham and advised that infill is filling in a gap between houses, which is not the case with this planning application. She also added that the development looks harmonious.

Cllr Arnold advised that he could not see much difference between this application & some recent developments. He referred to the case of the land at Nazeing Common and other developments, which the Council has supported.

Mr Bray spoke about his own recent planning application for a change in access and that it had been refused by the District Council.

Cllr Billingham proposed to object to the application, Cllr Clarke seconded the proposal. Cllrs Benton, Billingham and Clarke voted in favour of the proposal and Cllrs Arnold, Carter and Joslin voted against the proposal. As it was a tie, the Chairman accordingly used his casting vote and the proposal was defeated.

Cllr Carter proposed no objection to the application, Cllr Arnold seconded the proposal. Cllrs Arnold, Carter and Joslin voted in favour of the proposal and Cllrs Benton, Billingham and Clarke voted against the proposal. As it was a tie, the Chairman accordingly used his casting vote and the proposal was accepted. It was agreed to note that all the points raised by Cllr Billingham had been considered.

**Resolved – no objection.**

(h) **Application No:** EPF/1984/19 **Officer:** Alastair Prince  
**Applicant Name:** Mr Adam Arnold  
**Location:** High View, Middle Street, Nazeing Waltham Abbey, EN9 2LW

**Proposal:** Proposed ground floor & first floor side & rear extension. Demolition of the existing garage and a lean-to.

It was noted that Cllr Arnold left the meeting for the duration of the discussion on this planning application.

**Resolved – no objection.**

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

(i) **Application No:** EPF/1955/19 **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 14 "hard & soft landscape works including tree planting) & implementation programme" for EPF/1956/17. (Erection of 4no x 4 bedroom houses).

**Resolved – no comment.**

(j) **Application No:** EPF/1999/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr G Ferraro  
**Location:** C W S Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for Approval of Details Reserved by Conditions 5 "Construction Method Statement", 7 "surface water drainage scheme", 10 "foul water disposal" & 12 "wheel washing or other cleaning facilities for vehicles" for EPF/2555/17. (Erection of glasshouses (6.9ha) together with associated access roads, parking areas & balancing ponds.

**Resolved – no comment.**

(k) **Application No:** EPF/2052/19 **PDE Officer:** Zara Seelig  
**Applicant Name:** Mr Pasquale Milazzo  
**Location:** Paslea House, Nursery Road, Nazeing, Waltham Abbey, EN9 2JF

**Proposal:** Notification for Prior Approval for a Proposed Larger Home Extension measuring 5.3 metres, height to eaves of 3 metres & a maximum height of 3 metres.

**Resolved – no comment.**

(l) **Application No:** EPF/2006/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr Perry Gamby  
**Location:** Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

**Proposal:** Application for Approval of Details Reserved by Condition 11 "hard & soft landscaping" for EPF/1351/18. (Demolition of site buildings & redevelopment to provide x33 no. new homes).

**Resolved – no comment.**

## **8. Correspondence:**

The Essex Association of Local Councils (EALC) Annual General Meeting and Essex County Council and EALC Joint Conference 2019 is on 19/09/19. Cllrs to advise the Clerk by 13/09/19 if they would like to attend this event.

## **9. Planning Applications and PROW. S.Clarke**

The Council to request that Epping Forest District Council (EFDC) Planning Authority gives consideration to including relevant Public Right Of Way (PROW) under the "Application Constraints" section on EFDC's online Planning Application facility i.e. those PROW that are within or adjacent to any site where development is proposed.

Cllr Clarke said that other Planning Authorities include PROW information as part of the planning application process. It became more apparent with the recent Brook Farm, Hoe Lane Planning Application and issues with footpath 78. She would like the District Council to include it under the "Application Constraints" section on the online Planning Application facility.

Cllr Joslin drew attention to a Department of the Environment Circular issued in 1993 pursuant to which Local Authorities were requested to consider adding to planning application forms a question about the existence of public rights of way and then to check with the Highway Authority. When considering an application they are requested to take public rights of way into account. The EFDC application forms include an appropriate question.

Anyone learning of proposals to develop land crossed by a PROW should make representations to the planning authority. The grant of planning permission does not constitute permission to close or divert a PROW.

It was the view of Cllr Joslin that the District Council would not have the time or the resources to undertake the additional task of pursuing enquiries about PROWs.

Cllr Skipper did not believe it should be for the Parish Council to tell the District Council what to do.

Cllr Billingham asked for clarification from Cllr Clarke, who said that she wanted the District Council to include it under "Application Constraints" section.

Cllr Arnold has an app called "Viewranger" which shows all footpaths.

Cllr Clarke proposed that the Council asks the District Council to include PROW that are on a site on a planning application or adjacent to a site and that it should be added to the application documentation on the "Application Constraints" section. Cllr Clarkson seconded the proposal. Four Cllrs in favour of the proposal and four Cllrs against the proposal. As it was a tie, the Chairman accordingly used his casting vote and the proposal was defeated.

Cllr Joslin proposed that the "Viewranger" app is used to identify PROW, Cllr Skipper seconded the proposal. Seven Cllrs in favour of the proposal and one Cllr abstained. It was agreed that Cllr Arnold will check the app and advise the Council accordingly of any impact of applications on footpaths. Cllrs Carter and Skipper will be a backup in Cllr Arnold's absence.

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

Information Items:

- a)** Cllr Carter advised that MP Robert Halfon is hosting an event at Harlow Leisure Centre on 13/09/19, there are training opportunities in aviation. Also Harlow was voted the most deprived area in Essex.
- b)** Cllr Carter also advised that a Highways engineer was surveying the roads around Barnard Acres and that Hyde Mead is on the list to be resurfaced.
- c)** Cllr Billingham advised that the footway has been repaired outside Nazeing Primary school, however, she was concerned that it may not last as it has been done as a surface patch repair and may lift with bad weather over the winter.
- d)** Cllr Skipper asked about the status of the Community Emergency Plan document. The Clerk advised no further progress since their meeting.
- e)** Cllr Clarke advised that an email had been received from County Cllr Jackson, who has been informed that the next meeting for the North East Essex Parking Partnership (NEPP) is on 03/10/19. In the case of Crownfield parking issues, County Cllr Jackson has asked a District Council officer to help and has been advised that they would now be completing the inspection and scoring stage shortly so it could go forward to the next NEPP meeting. It was agreed to forward County Cllr Jackson's email to District Cllr Bassett, as District Cllrs are in the best position to put forward cases to the District Council Cabinet Member.

There were no items for the next agenda.

**11. Date of next Planning Committee meeting.** 10th October 2019.

Meeting closed 9:37pm.

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