

## NAZEING PARISH COUNCIL

### Minutes of the meeting of the Planning Committee held on Thursday 10th October 2019 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

**Members present:** Cllrs Joslin (Chairman of the Planning Committee), Billingham, Carter, Clarke, Smith, Stock, Warwick.

**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 Arnold, Benton, Clarkson, Frydrych, Shorter, Skipper.

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

Cllr Joslin 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 12th September 2019 were approved and signed by the Chairman of the Planning Committee with no amendments.

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

a) No closed Enforcement Cases have been received.

b) The following planning appeal was considered:

**Application No:** EPF/0584/19                      **Officer:** Ishita Sheth

**Applicant Name:** Mr David Anthony Harrison

**Site Address:** Thistle Dew, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RN

**Details of Appeal:** Re-use of an agricultural workers dwelling as a residential dwelling at Thistle Dew, Hoe Lane, Nazeing, Essex EN9 2RN without complying with Condition 2 attached to planning permission Ref EPF/691/83 dated 05 January 1984.

**Reason for Appeal:** Against a Refusal

**Appeal Type:** an Informal Hearing and a site visit

Previously when the Council considered the application in April 2019, there was no objection.

Cllr Billingham suggested there appears to be a contradiction between this application and an application considered in relation to the same site (EPF/1414/19).

Cllr Billingham proposed no objection but to note that the Council has recently considered another application (EPF/1414/19) on the same site for two dwellings for agricultural workers which appears to contradict this application. Cllr Clarke seconded the proposal. All Cllrs voted in favour of the proposal.

**Resolved – not to object to the appeal but to note that the Council has recently considered another application (EPF/1414/19) on the same site for two dwellings for agricultural workers which appears to contradict this application.**

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

(a) **Application No:** EPF/2263/19

**Officer:** Robin Hellier

**Applicant Name:** Mr Ray Moncrieffe

**Location:** Willowbrook, Nazeing Road, Nazeing, Waltham Abbey, EN9 2HY

**Proposal:** TPO/EPF/14/86 (Ref: G1). 1 x Willow - Crown reduce, 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.**

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

(b) **Application No:** EPF/2185/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Perry Gamby  
**Location:** Chime Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

**Proposal:** Application for approval of details reserved by condition 19 'Surface Water Drainage System Maintenance' of EPF/1351/18 (Demolition of site buildings and redevelopment to provide 33 new homes).

**Resolved – no comment.**

(c) **Application No:** EPF/2299/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr & Mrs J & M Marcetic  
**Location:** Burleigh Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for Approval of Details Reserved by Conditions 3, 7, 11, 12, 16, 17, 19 & 20 for EPF/2271/16. Condition 3 "materials", 11 "flood risk assessment", 12 "foul & surface water disposal", 16 "landscape details", 17 "tree report", 19 "details of levels" & 20 "wheel washing details". (Demolition of existing commercial buildings & erection of x6 no. four bedroom detached dwellings).

**Resolved – no comment.**

(d) **Application No:** EPF/2313/19 **DRC Officer:** Sophie Ward Bennett  
**Applicant Name:** Mr & Mrs J & M Marcetic  
**Location:** Burleigh Nursery, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

**Proposal:** Application for Approval of Details Reserved by Condition 7 for EPF/2271/16. 7 "remediation scheme" (Demolition of existing commercial buildings & erection of x6 no. four bedroom detached dwellings).

**Resolved – no comment.**

(e) **Application No:** EPF/2275/19 **PDE Officer:** Zara Seelig  
**Applicant Name:** Mrs Cheryl Power  
**Location:** 20 Western Road, Nazeing, Waltham Abbey, EN9 2QJ

**Proposal:** Notification for Prior Approval for a Proposed Larger Home Extension measuring 4metres, height to eaves of 3 metres & maximum height of 4 metres.

**Resolved – no comment.**

## **8. Correspondence:**

A resident has 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. Details circulated before the meeting.

Cllr Joslin advised the resident that this is not something that the Parish Council can investigate, as it is not part of the Council’s responsibilities. However, he suggested that the resident could conduct his own investigation if he wished to do so.

## **9. Clarification on Declarations of Interest:**

At the last Council meeting, when there was a difference of understanding with when Cllrs need to leave a meeting when declaring an interest, Cllr Joslin has circulated information to all the Cllrs on the Code of Conduct. Epping Forest District Council (EFDC) adopted a new Code of Conduct in October 2016 and Nazeing Parish Council adopted it in January 2017.

In summary:

- If a Cllr has a Disclosable Pecuniary Interest, the Cllr must disclose the interest, must not participate in any discussion or vote on the matter and must withdraw from the meeting.
- If a Cllr has a Pecuniary Interest, the Cllr must disclose the interest, must not participate in any discussion or vote on the matter and must withdraw from the meeting.
- Non Pecuniary Interest and Public Perception. If a Cllr has an Interest which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Cllr's judgment in the public interest and the Cllr is present at a meeting of the authority at which such business is to be considered or is being considered, the Cllr must disclose the existence & nature of the interest and withdrawn from the meeting.

There was a reminder for Cllrs to attend EFDC's Code of Conduct training on 24/10/19 at 6pm.

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

**a)** Request from Cllr Clarkson to discuss the production of the timing template agenda at the next Full Council meeting.

**11. Date of next Planning Committee meeting.** 14th November 2019.

Meeting closed 9pm.

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