

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 14th November 2019 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

Also present: Lorraine Ellis (Clerk), 9 members of the Public.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllr Billingham, Frydrych, Shorter, Skipper, Warwick. Not present: Cllr Stock.

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 10th October 2019 were approved and signed by the Chairman of the Planning Committee with no amendments.

6. Housing at Water Lane, Harlow - Presentation by Geoff Armstrong (Armstrong Rigg Planning)

Epping Forest Local Plan - Draft housing allocation at Water Lane (part of the site adjacent to Sumners, Harlow) for 800 dwellings.

Geoff Armstrong had advised that due to unforeseen circumstances, he could not attend the meeting and therefore the presentation has been postponed.

7. Former Total Site:

Cllr Joslin briefly covered the history of the Total Site and the agreement with the developers. There are a number of outstanding issues but these are being dealt with. The Help to Buy scheme was also discussed. Cllr Clarkson raised a number of questions on the agreement which Cllr Joslin answered.

As Practical Completion was achieved on 25/10/19, insurance of the new houses is now the responsibility of the Council. It was resolved that Cllr Joslin will obtain the details of the developer's insurance for the six new houses and the Clerk will obtain costs for including on the Council's insurance. **Action Cllr Joslin and the Clerk.** Insurance for the houses will be considered at the Full Council meeting on 28/11/19.

When the documentation has been completed Cllr Joslin will wish to liaise with the Council's solicitor in order to ensure that no points have been missed. **Action Cllr Joslin.**

Cllr Clarke raised three concerns:

i) One of the houses has had a broken window for several weeks.

- ii) There is an outstanding discharge on an application (EPF/2243/19) which relates to Conditions 9 and 10 of the original planning approval decision notice issued (EPF/0303/13).
- iii) The poor condition of the footway along the front of the development, which was as a result of poor communication with Highways, for the utility connections to the houses. This fault has been the subject of complaints from residents. Cllr Joslin advised that the developer will deal with items i and ii and that Highways should be responsible for remedying item iii.

The Clerk advised that she had circulated a number of snagging items / outstanding issues and wants to ensure that these are addressed, along with any others which may arise.

8. Enforcement Notices/Appeals:

- a)** No closed Enforcement Cases have been received.
- b)** To note the Public Inquiry for the appeal against an Enforcement Notice ENF/CM/0067/18 (Land adj to Moss Nursery, Sedge Green) is on 03/12/19 to 05/12/19 at North Weald Airfield, North Weald. Cllr Joslin reported that Cllr Frydrych had received information from the appellant which he had provided to Cllr Joslin. The Council did support the appeal when it was considered on 11/07/19. If Cllr Frydrych cannot attend the Public Inquiry, then Cllr Joslin will provide a Proof of Evidence which can be submitted. **Action Cllr Joslin.**
- c)** To note the Hearing for the planning appeal on EPF/0584/19 (Thistle Dew, Hoe Lane) is on 03/12/19 at Epping Forest District Council.

9. Planning Applications: The following applications were considered:

- (a) Application No:** EPF/2425/19 **TPO Officer:** Robin Hellier
Applicant Name: Keith
Location: 32 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: TPO/EPF/41/02 (T1). T1: Oak- Crown reduce by up to 1.5m, 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.

- (b) Application No:** EPF/2384/19 **Officer:** Zara Seelig
Applicant Name: Mr Bradley Gelman
Location: Fairpenny, St Leonards Road, Nazeing, Waltham Abbey, EN9 2HJ

Proposal: Rear single storey extension. (Amended application to EPF/0960/17).

Resolved – object to the application, as it includes a balcony. The reason for the objection is that previously when the Council considered application EPF/0960/17, it stated if consent was granted, in order to protect the privacy of the neighbouring property a condition should be imposed that the roof of the extension must not be used as a balcony or patio area.

- (c) Application No:** EPF/2406/19 **Officer:** Alex Taylor
Name: Mr & Mrs J O'Donaghue
Location: Sedge Gate Nursery, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Retrospective application for change of use of land for stationing of caravans for occupation by Gypsy Traveller family.

There was some discussion about the application and what has already been built at the address. It was agreed to object to the application and list the reasons, as discussed. It was noted that four members of the public supported the Council's view to object to the application.

Resolved – object to the application as

- (i) The proposed development is contrary to Government guidelines in relation to concentration of Traveller sites.
- (ii) The Parish of Nazeing has a high concentration of Traveller sites, probably more than any other parish in the Epping Forest District. According to the EFDC Public Register of Licensed Gypsy Sites dated May 2017:- The total number of Sites in the District is 26; in Nazeing – 10; in Roydon Parish, adjoining Nazeing – 9; In the remainder of the District - 7.
Number of Pitches:- in the District – 105; In Nazeing – 65; in Roydon – 33; Total number in remainder of the District – 7.
- (iii) It is an inappropriate development in the Green Belt contrary to EFDC local policy (GB2A - Development in the Green Belt) and there are no special circumstances demonstrated (Policy H10A - Gypsy Caravan Sites)
- (iv) It is inappropriate development in the Lee Valley Regional Park (Policy GB10).
- (v) Tarmac has been laid in the Green Belt for the stationing of caravans and the applicant has carried out development on the land without first applying for planning permission.

(d) **Application No:** EPF/2440/19 **Officer:** Zara Seelig
Applicant Name: Mrs Grace London
Location: Fairways, Riverside Avenue, Nazeing, Waltham Abbey, Broxbourne, EN10 6RB

Proposal: Proposed detached garage & a boundary wall.

Resolved – no objection providing that the applicant abides by the condition stated in the District's Environmental Protection and Drainage department letter dated 11/11/19.

(e) **Application No:** EPF/2469/19 **Officer:** Zara Seelig
Applicant Name: Mr K Garwood
Location: Park Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RT

Proposal: Proposed extension to form link between house and store, first floor rear extension and internal alterations.

Resolved – no objection.

(f) **Application No:** EPF/2192/19 **Officer:** Francis Saayeng
Applicant Name: Mr Mormenekse
Location: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Erection of three bedroom dormer bungalow to the side garden and conversion of existing garage to a two bedroom bungalow.

Resolved – object to the current application which includes the conversion of the existing garage to a two bedroom bungalow. The reason is that the building is very close to the boundary of the site and is immediately adjacent to the present unlawful traveller site at Sedge Gate Nursery. However the Council would support the application if the proposal was only for the erection of a three bedroom dormer bungalow on the other side of the site, providing suitable access is provided.

(g) **Application No:** EPF/2606/19 **Officer:** Zara Seelig
Applicant Name: Mr Anthony Lord
Location: Oaklands, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Proposed two storey rear extension.

Resolved – no objection.

(h) **Application No:** EPF/2616/19 **Officer:** Francis Saayeng
Applicant Name: Mr M Persico
Location: The Cottage, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU

Proposal: Extension & conversion of an existing garage into a self-contained annexe (not a separate dwelling) for use by the householders elderly parents.

Resolved – no objection.

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

(i) **Application No:** EPF/2453/19 **DRC Officer:** Sophie Ward Bennett

Applicant Name: Miss Rossella Castellana

Location: 8 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Approval of details reserved by conditions 3 'types and colours of external finishes' and 5 'surface water disposal' of EPF/0852/19 (Proposed demolition of an existing detached dwelling and garage with the erection of a new 2 storey detached dwelling).

Resolved – no comment.

(j) **Application No:** EPF/2461/19 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Miss Rossella Castellana
Location: 8 The Mead, Nazeing New Road, Nazeing, Waltham Abbey, EN10 6SS

Proposal: Approval of details reserved by condition 7 'Contaminated land risk assessment' of EPF/0852/19 (Proposed demolition of an existing detached dwelling and garage with the erection of a new 2 storey detached dwelling).

Resolved – no comment.

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

(k) **Application No:** EPF/2498/19 **TPX Officer:** Julie Cottrell
Name: Rosemary
Location: Little Dormers, Middle Street, Nazeing, Waltham Abbey, EN9 2LW

Proposal: NAZEING AND SOUTH ROYDON CONSERVATION AREA. G1 - Row of Conifers - fell to ground level.

Resolved – no comment save that 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 trees.

10. Date of next Planning Committee meeting.

Due to elections on 12/12/19, a new date for the next Planning Committee meeting needs to be agreed. It was resolved to have the next Planning Committee meeting on 05/12/19. A decision will be made if planning applications from 15/11/19 will be included on the November Full Council meeting or on the December Planning Committee meeting. **Action Cllr Clarke.**

11. Correspondence:

Essex County Fire and Rescue Service has launched a public consultation, a ten minute survey asking about how their future priorities are delivered. Details at www.essex-fire.gov.uk/irmp. Consultation closes 13/12/19. It was resolved Cllrs can respond individually if they would like to. **Action All Cllrs.**

12. Information Items and other items for next agenda:

a) Presentation of the Energy project at Hamlet Hill will take place at the Planning Committee meeting on 09/01/20.

b) Roydon Parish Council have arranged a Roydon Community Speed watch training session at Roydon Village Hall on 28/11/19 at 7pm for anyone who wants to join their dedicated speed watch volunteers. Come along and find out more – please advise roydon.council@btinternet.com if you would like to attend.

c) Hertfordshire Highways informed the Council that they will be advising residents about Nazeing Glassworks Bridge works no later than 18/11/19.

13. Date of next Planning Committee meeting. 5th December 2019.

Meeting closed 9:54pm.

Signed by the Chairman: **Date:**