

NAZEING PARISH COUNCIL

Minutes of the Full Council Meeting held on Thursday 23rd January 2020 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Clarke (Chairman of the Council), Billingham, Carter, Clarkson, Joslin, Shorter, Smith, Stock.

Also present: Lorraine Ellis (Clerk), 23 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Welcome and Introductions:

Cllr Clarke welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Arnold, Benton, Frydrych, Skipper, Warwick. Apologies noted from County Cllr Jackson and District Cllr Bassett.

3. Public participation:

Cllr Clarke proposed that participation would be included at the appropriate item and residents could indicate if they wished to speak by raising their hand.

4. Declarations of Interest:

Cllr Smith non pecuniary interest in item 6f.

5. Approval and signing of minutes:

a) The minutes of the Full Council meeting held on 19th December 2019 were approved and signed by the Chairman with no amendments.

b) The minutes of the Planning Committee meeting held on 5th December 2019 were noted.

6. Planning Applications: DJ The following applications were considered:

(a) Application No: EPF/2712/19

Officer: Sukhvinder Dhadwar

Applicant Name: c/o agent

Location: Nazeing Glass Works Ltd, Nazeing New Road, Nazeing, Broxbourne, EN10 6SU

Proposal: Application for Outline Planning Permission for the demolition of all buildings & structures on the site & comprehensive mixed use development comprising up to 5,000sqm (GIA) floor space for employment uses including retail (Class A1), office (Class B1a), light industrial (Class B1c), health care (Class D1), leisure (Class D2), a maximum of 230 residential (Class C3) units, the formation of new pedestrian, cycle & vehicular circulation routes & means of access, new private & public open space, play space, cycle & vehicular parking.

The representative for the development gave a brief outline and indicated that he hoped that everyone had been to the public exhibition. He advised that the application had been submitted to EFDC in December 2019 following a number of discussions and meetings. He explained that this is a brownfield development and is not in the Green Belt.

Numerous questions and concerns were raised regarding in particular the following: access to the development (existing / new entrance for residential units); location and number of parking spaces for the residential units (underneath the units & providing more than EFDC require); sewage issues on Nazeing New Road (assessments conducted & improvements required); in a flood zone area (taken into account); the type of businesses expected (café, light industrial, enquiry from doctors surgery); number of affordable homes 20% and not 40% (20% of 230); schooling/no places at Nazeing Primary school (a contribution will be made to ECC through section 106 however there is no guarantee that it goes to Nazeing); developers will contribute to the bus service; not on the Local Plan; impact of new road on wildlife etc. (conduct surveys, LVRPA are supportive of the development); employment on site (200 employees).

Cllr Shorter proposed that the application should be supported providing that the Parish Council has some input into the next phase of the application. Cllr Carter seconded the proposal. Cllrs Carter, Joslin, Shorter, Smith & Stock voted in favour of the proposal and Cllrs Billingham, Clarke & Clarkson voted against the proposal.

Cllr Billingham counter proposed that the Council object to application. As the initial proposal was carried, the counter proposal was not advanced.

Resolved – to support the application providing that the Council has some input into the next phase of the application.

(b) **Application No:** EPF/0056/20 **Officer:** Caroline Brown
Applicant Name: Mr John Payne
Location: Broxlea Nursery, Nursery Road, Nazeing, Waltham Abbey, EN9 2JE

Proposal: Variation of condition 2 'Plan numbers' of EPF/1956/17 (Erection of 4 no. four bedroom houses and garages).

Resolved – no objection.

(c) **Application No:** EPF/0013/20 **Officer:** Michael Johnson
Applicant Name: Mr M Dooley, Brien & Ms Connors
Location: Leaside, Sedge Gate Nursery, 2 Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: Proposed change of use (retrospective) of land from former glass houses to stationing of caravans for residential occupation by Gypsy-Traveller family with associated development (hard standing, fence/ gates, lighting and utility buildings).

Cllr Joslin stated that the applicants had admitted that the caravans have been in existence on the site since 2013.

Cllr Joslin proposed that the Council should object to the application as the applicants had not applied for planning permission at the time, it is inappropriate development in the Green Belt, it is contrary to the provisions of the NPPF, it is not in accordance with the policies contained in the Submission Version of the Local Plan and there is already a large number of traveller sites in Nazeing. Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal (Cllrs Billingham, Carter, Clarke, Clarkson, Joslin, Shorter, Smith & Stock).

Resolved – the Council objects to the application for the following reasons:

i) **The development was carried out without the benefit of Planning Permission or even the submission of an application for permission. There was no attempt by the applicants to comply with the requirements of the planning system.**

ii) **The development is:**

(a) **Inappropriate development in the Green Belt contrary to EFDC policy GB2A (development in the Green Belt) and there are no very special circumstances. (Policy H10A - Gypsy Caravan Sites).**

(b) **Contrary to the provisions of the NPPF.**

(c) **Not in accordance with the policies contained in the Submission Version of the Local Plan - Policies SP1, etc. In particular, the approach to be adopted by the District Council to traveller sites and allocations for further accommodation (Policy SP2).**

(d) **Contrary to government guidelines in relation to concentration of traveller sites - there are a significant number in the locality.**

iii) **Overall the Parish of Nazeing has an extremely large number of traveller sites within its boundaries.**

(d) **Application No:** EPF/3040/19 **Officer:** Francis Saayeng
Applicant Name: The Chimes Broxbourne Limited
Location: Land at the former Chimes Garden Centre, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Proposed erection of x14 no. dwellings (4 flats and 10 dwellings). (Phase 2).

The representative of the developer explained that the number of houses has changed, as there is a need for smaller rather than larger dwellings due to market changes. There are 5 affordable houses on the entire site (5 out of 47).

Cllr Clarkson proposed that the Council have no objection to the development. Cllr Shorter seconded the proposal. Cllrs Clarkson, Carter, Joslin, Shorter & Stock voted in favour of the proposal, Cllrs Billingham & Smith voted against the proposal. Cllr Clarke abstained.

Resolved – no objection.

(e) **Application No:** EPF/3043/19 **Officer:** Francis Saayeng
Applicant Name: Mr Perry Gamby
Location: The Chimes Nursery, Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RJ

Proposal: Application for Variation of Condition 2 'Plan numbers' of EPF/1351/18 (Demolition of site buildings and redevelopment to provide x33 no. new homes).

Cllr Clarkson proposed that the Council have no objection to the application. Cllr Shorter seconded the proposal. Eight Cllrs voted in favour of the proposal and Cllr Smith abstained.

Resolved – no objection.

(f) **Application No:** EPF/3093/19 **Officer:** Zara Seelig
Applicant Name: Mr Stephen Day
Location: 5 Pecks Hill, Nazeing, Waltham Abbey, EN9 2NX

Proposal: Proposed single storey rear extension. (Revised application to EPF/1981/19 removing roof terrace).

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

Cllr Billingham proposed that the Council have no objection to the application. Cllr Clarkson seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection.

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

(g) **Application No:** EPF/0010/20 **CLD Officer:** Brendan Meade
Applicant Name: Mr Keith Price
Location: Laysholm, 17 Tatsfield Avenue, Nazeing, Waltham Abbey, EN9 2HH

Proposal: Application for a Lawful Development Certificate for a proposed loft conversion with a rear dormer.

Resolved – no comment.

(h) **Application No:** EPF/2879/19 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Laurence Hamilton
Location: 15 Pound Close, Nazeing, Essex, EN9 2HR

Proposal: Approval of details reserved by conditions 6 'Wheel washing' and 7 'Foul and surface water' of EPF/2858/16 (Erection of detached dwelling (resubmission of EPF/2341/13)).

Resolved – no comment.

(i) **Application No:** EPF/3028/19 **DRC Officer:** Sophie Ward Bennett
Applicant Name: Mr J Colletti
Location: Shottentons Farm, Pecks Hill, Nazeing, Waltham Abbey, EN9 2NY

Proposal: Application for Approval of Details Reserved by Conditions 3 "details of surface water disposal" & 5 "Maintenance Plan" for EPF/1114/19. (Installation of CHP (combined heat and power) plant and equipment and retrospective alterations to approved glasshouse layout).

Resolved – no comment.

7. Amended Planning Application: DJ. The following amended application was considered:

Application No: EPF/2445/19 **Officer:** Francis Saayeng
Applicant Name: Mr William Pett Snr
Location: Jamesmead, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU

Proposal: Application for Outline Planning Permission for redevelopment of part of the site from existing residential mobile home and outbuilding for 1 private family dwelling.. *** Amended/ Application/Description ***

A member of the public stated that there is no existing residential mobile home on this plot.

Cllr Joslin advised that the applicant says it is not a traveller site and that all Cllrs have been sent correspondence between the applicant and EFDC on this matter.

Cllr Billingham proposed that the Council object to the application as it is inappropriate development in the Green Belt, it is not previously developed land and it is a registered traveller site. Cllr Smith seconded the proposal. Seven Cllrs voted in favour of the proposal and one Cllr voted against the proposal.

Resolved – object to the application for the following reasons:

- i) It is inappropriate development in the Green Belt contrary to EFDC policy GB2A (development in the Green Belt).**
- ii) It is not previously developed land.**
- iii) It is a registered traveller site.**

8. Planning Application. Sustainable Energy Facility at Ratty's Lane, Hoddesdon, EN11 0RF. Planning Reference PL/0118/19: DJ

Hertfordshire County Council (HCC) have advised of an application: Variation of Condition 3 of planning permission 7/0510/10 for a proposed sustainable energy facility (SEF) comprising an Advanced Thermal Treatment Facility (ATT) and Anaerobic Digestion (AD) facility to enable composting and treatment of co-mingled or source segregated municipal, commercial and industrial waste, together with an eco-zone comprising landscaping and ecological enhancements and flood attenuation ponds on land at Hoddesdon Sustainable Energy Facility (HSEF) Ratty's Lane, Hoddesdon, EN11 0RF. Comments required by 04/02/20. Link to HCC website <https://planning.hertfordshire.gov.uk/>

It was resolved that the Council object to the application, with observations from Cllr Shorter.
Action Cllr Shorter / Clerk.

There was a brief discussion as there was insufficient time to cover all remaining items on the agenda. It was agreed to have an Extraordinary meeting on 30/01/2020 to cover carried forward items, venue to be advised.

It was agreed to discuss item 15a at this point, minutes recorded below.

15. Former Total Site: 1 to 6 Clayton Court.

a) Cllrs Carter and Shorter have attended site and reviewed the status of the snagging items / outstanding issues. A report has been circulated to all Cllrs. There are only a couple of minor issues outstanding, which will be resolved by the developer.

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

9. Amenity Matters:

a) It was resolved to replace the street light outside 24 Banes Down as it is irreparable, at a cost of £349+VAT plus call out fee of £65.

Next three items to be C/F to Extraordinary meeting.

b) Issues with parking on the green at Pound Close. Update on Council responsibilities. **DJ.** To discuss the options of bollards or fencing and advise EFDC.

S.Clarke

c) Fencing at Aerodrome Corner. Groundsman has been instructed to remove broken fencing as it is a potential trip hazard for residents.

d) Elizabeth Close. One of the litter bins has been vandalised. To authorise the purchase of a replacement litter bin at a cost of £49+VAT and £30 carriage.

10. Financial Matters:

a) It was resolved to authorise:

- i)** Payments totalling £3,137.72

{20}

ii) Transfer of £4,000 between bank accounts.

Cllr Clarke has asked that the Personnel Committee convene a meeting before 27/02/20 to resolve her query on the Clerk's additional hours.

Owing to a typo on one of Cllr Billingham's expenses, it was agreed that this particular claim can be re-submitted next month. **Action Cllr Billingham / Clerk**

The Financial Summary for January 2020 was approved and signed by the Chairman. It was noted that Cllrs Joslin & Carter (both authorised signatories on the bank account) will set up & approve direct credits this month. **Action Cllrs Joslin & Carter.**

b) Police Constable. The Council has received a request from Waltham Abbey Town Council regarding a jointly funded Police Constable. Questions provided by Cllr Warwick have been forwarded to Waltham Abbey TC but no response received to them, however their Clerk has proposed having a meeting to discuss the request. Details to be sent to Cllrs Benton & Warwick to ascertain if they are able to attend.

c) Clerks & Councils Direct publication. It was resolved to renew the subscription for 12 months at a cost of £12 per annum to obtain six issues of the publication for Councillors.

d) It was resolved to authorise the Council's street light maintenance contractor to replace a street light if it is found to be irreparable on the initial callout, at a cost of £349+VAT in order to get the light repaired immediately and to save a second call out fee. In addition, the Clerk to monitor that there is not an increase in the number of irreparable lights.

e) Rialtas Accounting Software. It was resolved to add Making Tax Digital for VAT to the Council's license in the new financial year, at an annual cost of £59+VAT.

f) The third quarterly budget report for 2019/20 was noted, including that the Travel for Cllrs expenditure has no budget and that the External Hall Hire will exceed the budget. It was resolved that no changes to the budget would be made. No questions were raised on the report.

g) The third reconciliation reports and Trial Balance for 2019/20 have been reviewed by Cllr Clarkson and he has no issues. It was resolved to approve the third quarterly reconciliation reports and Trial Balance for 2019/20 and to thank Cllr Clarkson for his time to review and check all the reports.

h) There was some discussion about placing Council reserves monies into a savings account to earn a higher interest rate, as the current rate from the bank is very low. However, there was concern that only NS&I had been investigated. It was resolved to research other possibilities through EALC (**Action the Clerk**) and also to investigate other options. **Action Cllrs Billingham & Carter.**

11. Precept 2020/21.

With a Precept of £113,000, tax band D would increase by £13.19. It was proposed to have a Precept of £113,000 for 2020/21. 6 Cllrs voted in favour of the proposal and 1 Cllr abstained. It was resolved that the Precept is set at £113,000 for 2020/21. EFDC to be advised by 31/01/2020.

12. Correspondence.

a) To discuss Revd. Helen Gheorghiu Gould's recent letter and that some councillors had made reference to the restricted covenants which exist on the land occupied by St Giles and its car park. Cllr Joslin was concerned that Revd. Helen Gheorghiu Gould was maybe irritated by some Cllrs making reference to the covenants. It is not known who the Cllrs were. It was agreed that no further action on this matter was required by the Council. However Cllr Clarke has requested that the Clerk writes a letter of apology to Revd. Helen Gheorghiu Gould as her concerns were unintentionally

misrepresented in the wording of the agenda item. Cllr Clarke will approve the letter before it is sent. **Action the Clerk & Cllr Clarke**

All remaining items to be C/F to Extraordinary meeting.

b) Support 4 Sight. To consider the request to sponsor an event.

c) Revd. Helen Gheorghiu Gould has asked if the Council would like to include an article/s in the Parish Church Magazine. **S.Clarke**

13. Clerks Report.

Report circulated before the meeting.

14. Review of Timing Structure for Council Meetings.

To review the timing structure for meetings in order to manage Council business more effectively, following a 3 month trial period.

15. Former Total Site: 1 to 6 Clayton Court.

b) Update from solicitor including status of sales contracts. **LE**

16. Financial Regulations. S.Clarkson

To consider and approve the revised Financial Regulations.

17. Commemorate the 75th Anniversary of VE Day. S.Clarke

a) Update on first working group meeting.

b) To approve the working group Terms of Reference.

c) To consider funding a full page advertisement in the Parish Church Magazine in March to publicise the events for VE Day at a cost of £80.

18. Emergency Councillor Contact in Clerks Absence. S.Clarke

a) To consider adding a Councillor contact on the Council's email notification as an emergency contact for residents.

b) To consider adding a Councillor contact on the Council's email notification as an emergency contact for residents when the Clerk is on annual leave.

19. Noticeboard Refurbishment. S.Clarke

To consider refurbishment of the Riverside and Health Centre noticeboards at a cost of £200+VAT.

20. Reports from Councillors who have attended other meetings/events.

21. Information Items.

22. Items for the next agenda.

23. Date of next meeting of Full Council. 27th February 2020.

Meeting closed 9:50pm.

Signed by the Chairman:

Date: