

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 9th January 2020 at 8pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

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

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

These minutes are subject to ratification at the next meeting.

1. Welcome and Introductions:

Cllr Joslin welcomed everyone to the meeting.

2. Apologies for absence:

Cllrs Arnold, Billingham, Frydrych, Shorter, Skipper, Smith, Stock.

3. Public participation:

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

4. Declarations of Interest:

Cllr Joslin non pecuniary interest in item 8f.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 5th December 2019 were approved and signed by the Chairman of the Planning Committee with no amendments.

6. Energy Project at Hamlet Hill - Presentation by Andrew Troup (Statera Energy Limited).

Statera Energy is proposing to build two modern, flexible power generators fuelled by natural gas on land off Hamlet Hill.

Andrew Troup advised that no planning application has been submitted as yet, he has been talking to Epping Forest District Council and has issued leaflets to residents in the vicinity. Andrew confirmed the location, the reasons for the site location and then covered the need for the facility.

A couple of residents live very close to the proposed development and had a couple of concerns, Andrew Troup has offered to contact them after the meeting. Several questions were raised by residents & Cllrs concerning noise, vehicle movements during construction phase & once the site is operation, visual impact and these were answered by Andrew.

7. Enforcement Notices/Appeals:

No closed Enforcement Cases or Appeals have been received.

8. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/2998/19 **Officer:** Francis Saayeng
Applicant Name: Mr Mormenekse
Location: Sedge Gate House, Sedge Green, Nazeing, Waltham Abbey, EN9 2PA

Proposal: 3 Bedroom Dormer bungalow to the side garden

Cllr Joslin stated that a previous application relating to this proposed bungalow and also a garage conversion had been considered by the Council on 14/11/19. A letter of objection relating to the current application had been received from a resident.

Cllr Joslin proposed no objection and that if permission is granted, suitable access is provided and appropriate landscaping arrangements are made. Cllr Clarke seconded the proposal. Five Cllrs voted in favour of the proposal and one Cllr voted against the proposal. It was resolved no objection.

Resolved – no objection and if permission is granted, the Council would request that it should be subject to the following conditions

- i) **Suitable access is provided**
- ii) **Appropriate landscaping arrangements are made.**

(b) **Application No:** EPF/2442/19 **OUT Officer:** Francis Saayeng
Applicant Name: Mr William Pett
Location: Jamesmead, Waltham Road, Nazeing, Waltham Abbey, EN9 2LU

Proposal: Application for Outline Planning Permission for redevelopment of site from existing residential & outbuilding to 5 detached dwellings.

Cllr Clarke proposed to object to the application as it is harmful to the openness of the Green Belt, it is inappropriate development in the Green Belt, it is contrary to NPPF, it is not limited infill and it is not on the EFDC Local Plan. Cllr Benton seconded the proposal. Five Cllrs voted in favour of the proposal and one Cllr voted against the proposal. It was resolved to object to the application.

It was noted that Jamesmead is a Licensed Gypsy Site and is registered on EFDC public register.

Resolved – object to the application as

- i) **It is harmful to the openness of the Green Belt,**
- ii) **It is an inappropriate development in the Green Belt contrary to EFDC local policy (GB2A - Development in the Green Belt),**
- iii) **It is contrary to NPPF,**
- iv) **It is not limited infill,**
- v) **It is not on the EFDC Local Plan.**

(c) **Application No:** EPF/2982/19 **Officer:** Zara Seelig
Applicant Name: Mrs Maryanne Proctor
Location: Fourways, 22 Highland Road, Nazeing, Essex, EN9 2PT

Proposal: Single storey rear extension with first floor fenestration alterations (amended application to EPF/0543/19).

Resolved – no objection.

(d) **Application No:** EPF/2444/19 **Officer:** Francis Saayeng
Applicant Name: Mr William Pett Jnr
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.

Since it appears that the proposed development is the replacement of one residential building with another, Cllr Clarke proposed no objection, Cllr Warwick seconded the proposal. Five Cllrs voted in favour of the proposal and one Cllr voted against the proposal. It was resolved to have no objection to the application.

Resolved – no objection.

(e) **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.

Resolved – the Council is unable to comment due to the absence of a site plan on the application’s record.

(f) **Application No:** EPF/2572/19 **Officer:** Caroline Brown
Applicant Name: Mr J Buchan
Location: Rookwood, Back Lane, Nazeing, Waltham Abbey, EN9 2DD

Proposal: Creation of an outbuilding as a sunken swimming pool.

Cllr Carter proposed no objection, Cllr Clarkson seconded the proposal. Five Cllrs voted in favour of the proposal and it was noted that Cllr Joslin abstained. It was resolved to have no objection to the application.

Resolved – no objection.

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

(g) **Application No:** EPF/2950/19 **TPX Officer:** Julie Cottrell
Applicant Name: Mr Casey
Location: Feltre, Middle Street, Nazeing, Waltham Abbey, EN9 2LW

Proposal: Nazeing & South Roydon Conservation Area. T1: Willow - Re-pollard to previous points.

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.

(h) **Application No:** EPF/2951/19 **TPX Officer:** Julie Cottrell
Applicant Name: Mr Casey
Location: Little Dormers, Middle Street, Nazeing, Waltham Abbey, EN9 2LW

Proposal: Nazeing & South Roydon Conservation Area. G1: 3 x Conifers and G2: 7 x Conifers - 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 trees.

9. Correspondence.

a) Essex Police engagement workshop invitation at Epping on 22/01/20. Cllrs Benton and Warwick will attend. **Action Cllrs Benton & Warwick.**

b) A letter has been received from the planning officer for applications EPF/2563/19 and EPF/2562/19, requesting that the Council reconsider their decisions. The Council is unable to re-consider a decision due to Standing Order 7a. The planning officer to be advised.

10. Information Items and other items for next agenda:

a) Notification of a Planning Application for a Sustainable Energy Facility (SEF) at Ratty's Lane, Hoddesdon, EN11 0RF has been received from Hertfordshire County Council. The Planning Reference is PL/0118/19. Details have been circulated. Cllrs are asked to review the information before it is considered on 23/01/20. **Action All Cllrs.**

b) There is a meeting on 16/01/20 to discuss VE Day and Cllr Clarke will forward an agenda to Cllrs who advise her that they can attend. Cllr Carter gave her apologies.

11. Date of next Planning Committee meeting. 13th February 2020.

Meeting closed 9:52pm.

Signed by the Chairman: Date: