

NAZEING PARISH COUNCIL

Minutes of the meeting of the Planning Committee held on Thursday 13th February 2020 at 7:30pm at the Scout Hut, Perry Hill, Middle Street, Nazeing.

Members present: Cllrs Joslin (Chairman of the Planning Committee), Arnold, Billingham, Carter, Clarke, Shorter, Skipper, Smith.

Also present: Lorraine Ellis (Clerk), 7 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 Benton, Clarkson, Stock.

At this point, with the permission of the Chairman, Cllr Frydrych addressed the meeting. He stated that as a result of a serious change in his personal circumstances it had been necessary for him to resign as a member of the Council. He explained that he had been a Councillor for ten years. During that time he has undertaken a great deal of work in many different ways on behalf of the Council and the village of Nazeing.

It was with some regret that he had reached the decision to resign but in the circumstances he had concluded that it would not be possible for him to continue as a member of the Council at the present time. He expressed the hope that the Council will acknowledge all the assistance he has given over the past ten years. If in the future the opportunity arises he might well wish to again become a Councillor.

The Clerk reported that Cllr Warwick has also recently resigned.

Cllr Skipper said that Cllr Frydrych had given 110% to the Council.

3. Public participation:

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

4. Declarations of Interest:

Cllr Shorter pecuniary interest in item 8d.

Cllr Arnold non pecuniary interest in item 8f.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 9th January 2020 were approved and signed by the Chairman of the Planning Committee with no amendments.

6. Planning Committee meeting/s in April.

Following discussion on changing the date of April's meeting, it was resolved to have meetings as follows and updated Council meeting date list will be circulated to Cllrs:

i) Full Council meeting on 26/03/2020 (no planning applications)

- ii) Planning Committee meeting on 02/04/2020 (three weeks of planning applications)
- iii) Planning Committee meeting on 09/04/2020 is cancelled
- iv) Full Council meeting on 23/04/2020 is moved to 30/04/2020 (no planning applications)
- v) Additional Planning Committee meeting on 23/04/2020 (three weeks of planning applications).

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/0089/20 **TPO Officer:** Robin Hellier
Applicant Name: Mr Russel Stewart
Location: Ashdowne, Middle Street, Nazeing, Waltham Abbey, EN9 2LB

Proposal: TPO/EPF/11/75 (Ref: T16). T1: Ash - Fell & replace, as specified.

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.

- (b) **Application No:** EPF/0008/20 **CLD Officer:** Alastair Prince
Applicant Name: Mr Laurence Hamilton
Location: 15 Pound Close, Nazeing, Waltham Abbey, EN9 2HR

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

It appeared to Cllr Joslin that this application should not have been for a CLD. In his view, a new application for planning permission should have been made. A local resident advised that only a garden fence had been erected to separate the properties and that no foundations have been built. He continued by saying that Essex County Council have informed EFDC that they did not consult Essex Highways. Another resident advised it is not a CLD and it should be an application to obtain full planning permission.

Cllr Billingham stated that there is a document on the EFDC website that says that work had been started by 05 December 2019, which was denied by the local residents. Cllr Shorter stated that the applicant should have issued an F10 document once building work had started.

Resolved – object to the application. It seemed to the Council that a new application for full planning permission should have been submitted by the applicant as opposed to an application for a Certificate of Lawful Development (CLD). This view was supported by local residents who stated that no building works had been undertaken on the site sufficient to implement the previous planning consent.

- (c) **Application No:** EPF/0107/20 **Officer:** Caroline Brown
Applicant Name: Mr G Russo
Location: Langridge Nursery, Valley Grown Nurseries, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX

Proposal: Retention of a log cabin dwelling for occupation by nursery manager. (Revised application to EPF/1811/19).

There was some discussion that any technical problems with the glasshouses could have a severe financial impact on the business. Consequently it is essential that at all times at least one employee with experience of senior management is available on the site. Further the siting of the cabin, between two large glasshouses, has no effect whatsoever on the openness of the Green Belt.

Cllr Arnold proposed the Council should support the application for the above reasons. Cllr Shorter seconded the proposal. Six Cllrs voted in favour of the proposal and two Cllrs voted against the proposal.

Resolved – no objection and the Council supports the application because

- i) **It is essential that at all times at least one employee with experience of senior management is available on the site as any technical problems with the glasshouses could have a severe financial impact on the business.**
- ii) **The siting of the cabin, between two large glasshouses, has no effect whatsoever on the openness of the Green Belt.**

If permission is granted it be subject to a condition that the dwelling is only used for a worker employed by Langridge Nursery.

(d) **Application No:** EPF/3086/19 **Officer:** Sukhvinder Dhadwar
Applicant Name: Mr Shorter
Location: Ridge House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Erection of x2 no. five bedroom dwellings with associated access, parking & amenity space on land adjacent Ridge House.

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

It was also noted that a letter containing details supporting the application had been circulated to Cllrs.

Consideration was given as to whether the application complied with the definition of limited infill. A resident made the point that the road fronting the site is private and that the development is linear.

Cllr Billingham stated that she has considered the application and judged it on its own merits. The fact that the applicant is a member of the Council did not colour her judgment and had no bearing on her view.

Cllr Billingham proposed no objection, Cllr Skipper seconded the proposal. Six Cllrs voted in favour of the proposal and one Cllr voted against the proposal.

Resolved – no objection.

(e) **Application No:** EPF/0136/20 **Officer:** Brendan Meade
Applicant Name: Miss E Joannou
Location: 155 Old Nazeing Road, Nazeing, Waltham Abbey, Broxbourne, EN10 6QU

Proposal: Proposed ground, first floor, front & side extensions.

Resolved – no objection.

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

(f) **Application No:** EPF/3048/19 **DRC Officer:** James Ruffini Davis
Applicant Name: Mr King
Location: Presdale Farm House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for Approval of Details Reserved by Condition 12 "verification report that demonstrates the effectiveness of the remediation" for EPF/3201/15. (Removal of existing agricultural building and erection of x2 no. detached dwelling houses with detached garages).

Resolved – no comment.

(g) **Application No:** EPF/0144/20 **CLD Officer:** Brendan Meade
Applicant Name: Mr G Cuffaro
Location: Mulberry Lodge, Sedge Green, Roydon, Harlow, CM19 5JS

Proposal: Application for a Lawful Development Certificate for a Proposed construction of a residential outbuilding to accommodate a gym, games room, changing facilities, garaging & domestic storage.

Resolved – no comment.

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

(h) **Application No:** EPF/0185/20 **TPX Officer:** Julie Cottrell
Applicant Name: Mr Graham McDowell
Location: Sun Cottage, Nazeing Common, Nazeing, Waltham Abbey, EN9 2DE

Proposal: Nazeing and South Roydon Conservation Area. 1 x Silver Birch - 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.

9. Correspondence.

Consultation on Statement of Principles Under The Gambling Act 2005. Details circulated to Cllrs. Comments required by 19/02/2020. No comments from Nazeing Parish Council.

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

There was some discussion about adding a Councillor contact on the Council’s email notification as an emergency contact for residents when the Clerk is on annual leave from 18/02/20 as both Cllrs Clarke and Billingham are also away. It was resolved to change the Council’s email notification to advise contact should be made with the Cllr for the relevant ward and confirm that contact details are on the website & noticeboards. The answerphone to be switched off so no messages are left while the Clerk is on annual leave. It was also agreed to circulate the groundsman’s contact number to all Cllrs.

11. Information Items and other items for next agenda:

- a) Cllr Carter will visit Barclays Bank to enquire about other possibilities of obtaining a better rate of interest for the Council.
- b) Cllr Carter would like to see the V.E. Day Working Group minutes. These will be circulated to all Cllrs.
- c) Cllr Carter believes Nazeing should have a defibrillator. This item to be included on March Full Council meeting agenda for consideration.

12. Date of next Planning Committee meeting. 12th March 2020.

Meeting closed 8:54pm.

Signed by the Chairman: **Date:**