

NAZEING PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Thursday 11th June 2020 at 8pm.

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

Also present: Lorraine Ellis (Clerk), 2 members of the Public.

These minutes are subject to ratification at the next meeting.

1. Welcome and Introductions:

Cllr Joslin welcomed Cllrs and members of the public to the meeting.

2. Apologies for absence:

None.

3. Public participation:

None.

4. Declarations of Interest:

Cllr Shorter pecuniary interest in item 6b.

5. Approval and signing of minutes:

a) The minutes of the Planning Committee meeting held on 13th February 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

b) The minutes of the Planning Committee meeting held on 12th March 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

6. Enforcement Notices/Appeals:

a) It was noted that no closed Enforcement Cases have been received.

b) The following Planning Appeal was considered:

Application No: EPF/3086/19 **Officer:** Sukhvinder Dhadwar **Applicant Name:** Mr Shorter

Site Address: 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.

Reason for Appeal: Against a Refusal

Appeal Type: Written Representations and site visit

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

Cllr Smith stated that there appears to be a lot of houses that have been built in the area and queried why this particular application had been refused. Cllr Joslin agreed and covered a few of the neighbouring properties/applications. Cllr Skipper stated that the applicant has previously submitted a number of similar applications, which the Parish Council has had no objection, this application should be treated as limited infill. Application EPF/2047/17 is opposite and permission was granted under limited infill and was approved. She continued that the Council should have no objection & she would propose that the Council support it due to it being limited infill, the number of other approved applications in the vicinity, it is previously developed land and it is not in the Green Belt or Conservation Area.

Cllr Smith advised that Epping Forest District Council (EFDC) rejected the application because it is in the Green Belt, so she suggested it may be best to say it is on previously developed land. Cllr Benton

advised that EFDC have included that the application is harmful to the Green Belt and mentioned the Green Belt several times in the refusal reasons.

Cllr Skipper proposed that Council have no objection and support the appeal for the reasons mentioned previously. Cllr Carter seconded the proposal. Seven Cllrs voted in favour of the proposal and one Cllr voted against the proposal. It was resolved that the Council have no objection and support the appeal for the reasons mentioned previously. Cllr Joslin / the Clerk will draft a suitable response, taking into consideration EFDC's reasons for refusal. **Action Cllr Joslin / Clerk.**

7. Planning Applications: The following applications were considered:

- (a) **Application No:** EPF/0956/20 **Officer:** Alastair Prince
Applicant Name: Mr D Doyle
Location: Kifri, Middle Street, Nazeing, Waltham Abbey, EN9 2LH

Proposal: Proposed garage conversion, first floor side extensions, loft conversion & internal and external alterations.

Cllr Joslin mentioned that a footpath runs adjacent to this property. He has been informed by a member of the Nazeing Footpath Group, who advised that the footpath has become narrower over time. Cllr Joslin advised that previous applications have been refused as there has been insufficient space between the property & the neighbouring property. Cllr Arnold agreed that the footpath has become very narrow and that the Council needs to protect the footpath to allow residents to use it. Cllr Skipper agreed with Cllr Arnold's comments.

Cllr Arnold proposed that the Council does not object to the application but should draw to the attention of EFDC that the Council is concerned about the impact of the development on the adjacent footpath and wish to be assured that it is safeguarded. Cllr Skipper seconded the proposal. Eight Cllrs voted in favour of the proposal and it was noted that one Cllr abstained.

Resolved – no objection to the application in respect of the proposed development but the Council is concerned about the impact on the adjacent footpath which has already been seriously reduced in width and wishes to be assured that it is safeguarded.

These are provided for information only, EFDC cannot accept comments on these applications.

- (b) **Application No:** EPF/0982/20 **TPX Officer:** Julie Cottrell
Applicant Name: Miss Heather Forbes
Location: Slades, Belchers Lane, Nazeing, Waltham Abbey, Essex, EN9 2SA

Proposal: Nazeing Conservation Area. T2: Maple, T5: Cypress, T6 & T7: Honey Locust, T9: Willow, TG1: Cypress & Ash, SG1: Mixed group, CG1: Mixed group - Fell. Maintain other trees at current size.

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 in the CG1 mixed group and that no unnecessary damage is caused to the trees being maintained.

- (c) **Application No:** EPF/1008/20 **TPX Officer:** Julie Cottrell
Applicant Name: Mr Phil Turner
Location: Nazeing Park Cottage, Back Lane, Nazeing, Waltham Abbey, EN9 2RS

Proposal: Nazeing & South Roydon Conservation Area. T1: Sycamore & T3: Horse Chestnut - Fell. T2: Hornbeam - Pollard to 5 metres in height.

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 T1 & T3 trees and that no unnecessary damage is caused to the T2 tree being maintained.

8. Consultation by Epping Forest District Council (EFDC):

EFDC has a consultation on the Draft Green and Blue Infrastructure Strategy for the Epping Forest District from 4 June to 16 July 2020.

Cllr Joslin briefly covered some of the document and believes the Council should respond to EFDC. Cllr Benton stated that the document covers improving canal tow

paths and footpaths but believes it should also include dealing with fly tipping. He also believes it is at a very high level and does not have enough detail.

Cllr Benton kindly agreed to produce a response to EFDC, providing Cllrs send their comments to him. It was agreed that Cllrs will reply to Cllr Benton by 25/06/2020.

Action All Cllrs

Response to be drafted and considered at the next Planning meeting. **Action Cllr Benton / Clerk.**

Due to connection issues, Cllr Skipper departed from the meeting during this item.

9. Information Items and other items for next agenda:

a) There are no information items.

b) Item for the next agenda (Full Council). To lobby McDonalds to add car registration details to their takeaway packaging.

10. Date of next Planning Committee meeting. 9th July 2020.

Meeting closed 8:46pm.

Signed by the Chairman: **Date:**