

NAZEING PARISH COUNCIL

Minutes of the virtual Planning Committee Meeting held on Thursday 9th July 2020 at 8pm.

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

Also present: Lorraine Ellis (Clerk), 1 member of the Public.

1. Welcome and Introductions:

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

2. Apologies for absence:

Cllrs Clarkson, Shorter.

3. Public participation:

The resident indicated he would like to speak on item 7a.

4. Declarations of Interest:

None.

5. Approval and signing of minutes:

The minutes of the Planning Committee meeting held on 11th June 2020 were approved with no amendments and will be signed by the Chairman of the Planning Committee after the meeting.

6. Enforcement Notices/Appeals:

It was noted that no closed Enforcement Cases or Appeals have been received.

Cllr Joslin informed the meeting that he had received a letter from Mr & Mrs Spencer advising of the positive outcome of the appeal regarding the land adjacent to Moss Nursery, Sedge green and he passed on their appreciation to the Parish Council for their support on this matter.

7. Planning Applications: The following applications were considered:

(a) **Application No:** EPF/0897/20

Officer: Sukhvinder Dhadwar

Applicant Name: R&V Bray

Location: Land at Bentons Farm, Middle Street, Bumbles Green, Nazeing, EN9 2LN

Proposal: Development of 1no. two storey four bedroom detached residential dwelling house together with double garage. Utilising existing access from Oak Tree Close.

The applicant stated that EFDC had consulted with 23 neighbours but had excluded the closest neighbours at Oak Tree Close. The conservation officer's report mentions the medieval 'long green' settlements of Middle Street, which the applicant considers is not relevant and that the development would introduce a cul-de-sac, which the applicant believes is not the case, as one already exists. The applicant was also concerned that the application had not been dealt with in a timely manner by the District Council.

Cllr Joslin spoke about the previous application for two dwellings on the site, that had gone to appeal and that the Parish Council had no objection to the appeal.

Cllr Skipper proposed no objection, that the Council supports the application and considers that it should be considered by Area Plan West Committee. Cllr Stock seconded the proposal. All Cllrs voted in favour of the proposal.

Resolved – no objection and that the Council supports the application and considers that it should be considered by Area Plan West Committee and not dealt with by the officers under delegated powers. The Council supports the application because

- i) The application reduces the scale of the development from two dwellings to one dwelling, which limits it to a small scale development.**
- ii) The house is positioned at the end of the cul-de-sac so it does not seek to extend it.**
- iii) The position of the proposed dwelling means that it does not affect the views of the open countryside.**
- iv) There have been no objections from the immediate neighbours of the proposed development.**

(b) Application No: EPF/0967/20

Officer: Brendan Meade

Applicant Name: Mr Khan

Location: Clarador, Betts Lane, Nazeing, Waltham Abbey, EN9 2DB

Proposal: 'Alterations to existing bungalow including removal of chimneys, insertion of new dormer windows and roof lights, installation of paved patio and alterations to windows, doors and façade. Erection of porch and minor alterations to lawful extension in accordance with planning application LPA Ref. EPF/0496/20.'

Cllr Skipper proposed no objection. Cllr Arnold seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection.

(c) Application No: EPF/1168/20

Officer: Alastair Prince

Applicant Name: Mrs Emma Pope

Location: 139 Old Nazeing Road, Nazeing, Waltham Abbey, EN10 6RF

Proposal: Proposed gable to front roof & enlargement of existing side dormers.

Cllr Benton proposed no objection. Cllr Arnold seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection.

(d) Application No: EPF/1230/20

Officer: Alastair Prince

Applicant Name: Mr S Downes

Location: Garden House, Laundry Lane, Nazeing, Waltham Abbey, EN9 2DY

Proposal: Reserved matters application for demolition of existing garage and erection of dwelling using existing site access.

Cllr Arnold proposed no objection. Cllr Skipper seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection.

(e) Application No: EPF/1206/20

Officer: Caroline Brown

Applicant Name: Mr Robert Moore

Location: Unit 7 St Leonard's Farm, St Leonard's Road, Nazeing, EN9 2HG

Proposal: Change of use of the office and double garage within Unit 7 from agricultural use to an independent office (Class B1a) and storage (Class B8).

It was noted that letters had been received from residents of St Leonard's Farm. There was a brief discussion, including the concerns raised by residents

Cllr Arnold proposed to object to the application due to the reasons highlighted by residents. Cllr Smith seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – object to the application as

- i) People are visiting the site at all different times of the day & night, seven days a week,**
- ii) The unit has no planning permission but appears to have been used as accommodation, by a roofing company and as a workshop,**
- iii) There are issues with access, as this is via a shared driveway for the unit and a number of residential properties,**
- iv) There is noise pollution as the hours of business do not appear to be abided by,**
- v) There is an impact on neighbouring properties, Policy DBE2 {effect on neighbouring properties}.**

(f) **Application No:** EPF/1254/20

Officer: Muhammad Rahman

Applicant Name: John Frazer

Location: Broxbourne Cruising Club Ltd, Green Lane, Nazeing, Waltham Abbey, EN10 6RS

Proposal: Removal of conditions on EPF/0977/05 relating to hours of use and use of marquees (Use of agricultural land as a boat club; construction of access road to site from Snakey Lane and construction of moorings, slipway, clubhouse and carpark).

It was noted that no letters have been received from residents. There was some discussion on the application, including that there was little detail available on the planning application. However, it was commented that if Broxbourne Rowing Club were granted permission, then this application should be treated in a similar manner. However, there was concern if the bar was to be open 24/7.

Cllr Joslin proposed no objection to the application with the condition that the bar is closed by midnight daily. Cllr Arnold seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection to the application and if permission is granted, the following condition should be imposed

i) The bar is closed by midnight daily.

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

(g) **Application No:** EPF/1311/20

Officer: Francis Saayeng

Applicant Name: Mr J Ferro

Location: Leafield Nursery, Paynes Lane, Nazeing, Waltham Abbey, EN9 2EX

Proposal: Erection of an extension to an existing horticultural building.

Cllr Stock proposed no objection. Cllr Smith seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection.

(h) **Application No:** EPF/1342/20

Officer: Zara Seelig

Applicant Name: Mr & Mrs Mooney

Location: The Moat House, Nazeing Road, Nazeing, EN9 2JN

Proposal: Removal of a single storey rear extension & covered storage area to the side & rear. Removal of front porch, construction of a single storey rear & side extension and wall to front boundary.

Cllr Benton proposed no objection. Cllr Skipper seconded the proposal. All Cllrs were in favour of the proposal.

Resolved – no objection.

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

(i) **Application No:** EPF/1242/20

CLD Officer: Caroline Brown

Applicant Name: C/O agent

Location: Rookwood, Back Lane, Nazeing, Waltham Abbey, EN9 2DD

Proposal: Application for a Certificate of Lawful Development for a proposed installation of a swimming pool & pool house.

Resolved – no comment.

(j) **Application No:** EPF/1246/20

DRC Officer: Joseph Lynch

Applicant Name: Mr Pietro Di Maria

Location: Presdale Farm House, Hoe Lane, Nazeing, Waltham Abbey, EN9 2RJ

Proposal: Application for Approval of Details Reserved by Conditions 6 "Phase II Report" & 7 "detailed remediation scheme" for EPF/0409/17. (Proposed demolition of a barn and rebuilding of structure to provide 3 x 2 bedroom houses).

Resolved – no comment.

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

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 proposed that the Council use the feedback drafted by Cllr Benton. Cllr Smith seconded the proposal. All Cllrs were in favour of the proposal. It was resolved to send the feedback to EFDC in response to the request. It was noted that Cllr Benton was thanked for producing the feedback.

9. Re-opening of Playgrounds:

There was some discussion about re-opening the playgrounds safely in the Parish, based on the Governments latest advice. It was resolved to re-open the playgrounds as soon as practically possible, with notices, as members of the public were ignoring the "Closed" notices.

It was agreed to use the various notices already available and amend for Nazeing. No age restriction but to use the facility with adult supervision for children under 11 years old. Not to set a limit on numbers using the playgrounds (as cannot be checked). Include 'Covid-19'. To use at own risk, to sanitise and follow social distancing guidelines.

It was agreed that Cllr Stock & the Clerk will draft notices, which will be approved by Cllrs Carter & Joslin. **Action Cllrs Stock, Carter & Joslin and the Clerk.**

It was agreed that Cllr Stock & the Clerk will undertake a risk assessment, which will be approved by Cllrs Carter & Joslin. **Action Cllrs Stock, Carter & Joslin and the Clerk.**

10. Information Items and other items for next agenda:

None

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

Meeting closed 9:43pm.

Signed by the Chairman: **Date:**